

LOT 46
IN OR 1724/814
PIRATES BAY PB 5/213

PEEPLS DONNA M
2501 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

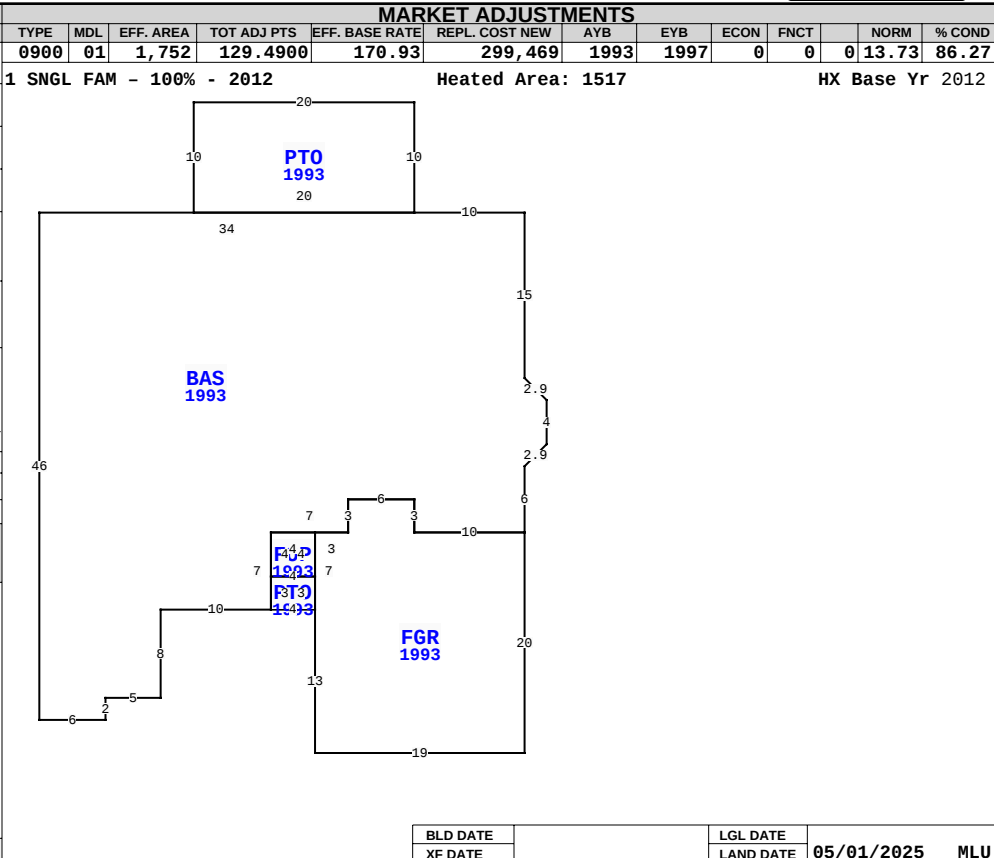
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	1993	1,517	223,699
FGR	398	55	1993	219	32,294
FOP	16	30	1993	5	738
PTO	12	5	1993	1	148
PTO	200	5	1993	10	1,474
TOTALS	2,143			1,752	258,352

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	100	0	0			
2	0811	CONCRETE B	0	100	43	16			
3	0810	CONCRETE A	0	100	18	4			

LAND DESCRIPTION			TOTAL OB/XF 5,110													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00

REVIEW DATE 12/28/2023 BY TWA



TOTAL OB/XF 5,110																
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1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00

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1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				258,352	
TOTAL MARKET OB/XF VALUE				5,110	
TOTAL LAND VALUE - MARKET				180,000	
TOTAL MARKET VALUE				443,462	
SOH/AGL Deduction				257,483	
ASSESSED VALUE				185,979	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				135,257	
TOTAL JUST VALUE				443,462	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				415,701	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110284	REPAIR/RRF	4,000	03/02/2011
7484	NEW CONSTR	70,840	01/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1724/0814	2/14/2011	WD	Q	I	02	180,000
GRANTOR:WHITING THOMAS C JR						
GRANTEE: PEEPLS DONNA M						
0938/0796	6/29/2000	WD	Q	I		125,000
GRANTOR:YETMAN LYNN C						
GRANTEE:WHITING THOMAS C JR						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W10 PTO=[YR=1993] N10 W20 S10 E20 \$ W34 S46 E6 N2 E5 N8 E10 PTO=[YR=1993] E4 FGR=[YR=1993] S13 E19 N20 W10 N3 W6S3W3FOP=[YR=1993] W4 S4 E4 N4 \$ S7 \$ N3 W4 S3 \$ N7 E7 N3 E6 S3 E10 N6 R2 U2 N4 U2 L2 N15\$.						

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