



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,219	100	1993	2,219	363,270
FGR	497	55	1993	273	44,693
FOP	66	30	1993	20	3,274
FOP	232	30	1993	70	11,460
TOTALS	3,014			2,582	422,697

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1990
2	0812	CONCRETE C	0	100	0	0		1,475.00	SF 4.00	100	1990
3	0861	POOL GUNIT	0	100	30	15		450.00	SF 85.00	100	1991
4	0845	KOOL DECK	0	100	0	0		625.00	SF 7.25	100	1991

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,582	126.2976	166.71	430,445	1990	2020	0	0	1.80	98.20
1 SNGL FAM - 100% - 2024 Heated Area: 2219 HX Base Yr 2024											
2453 PIRATES BAY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/01/2025 MLU											

TOTAL OB/XF 16,019											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		422,697	
TOTAL MARKET OB/XF VALUE		16,019	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		618,716	
SOH/AGL Deduction		304,018	
ASSESSED VALUE		314,698	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		263,976	
TOTAL JUST VALUE		618,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		576,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071260	REPAIR/RRF	3,000	07/09/2007
6786	SWIM POOL	13,000	10/24/1991
5663	NEW CONSTR	101,570	10/27/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	2/08/2023	CN	Q	I	01
GRANTOR: ANDERSON RICHARD A & GRANTEE: ZLOTORZYNSKI KIMBER					
2574/1685	6/29/2022	LE	U	I	11
GRANTOR: ANDERSON RICHARD A & GRANTEE: SMITH ERIKA & ANDRE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26 FOP=[YR=1993] W29 S8 E29 N8\$ S8 W29 S39 E15 N6 E7 FOP=[YR=1993] S5 E12 N5 W6 N2 W3 S2 W3\$ E3 N2 E3 S2 E6 S10 FGR=[YR=1993] S19 E21 N27 W6 N2 W5 S10 W10\$ E10 N10 E5 S2 E6 N43\$.											