LOT 52
PIRATES BAY PB 5/213

RUSINIAK JOHN & LORETTA M
2429 PIRATES BAY DR
FERNANINDA BEACH, FL 32034

2025

00-00-31-164B-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

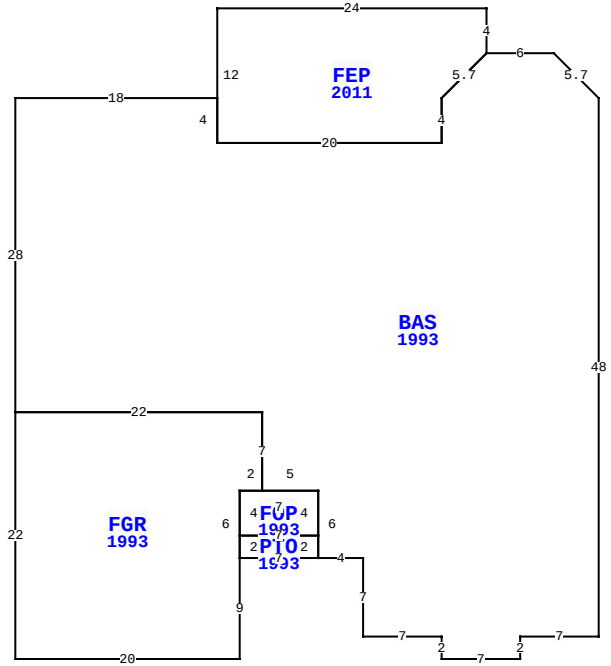
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,937	100	1993	1,937	253,742
FEP	264	80	2011	211	27,640
FGR	454	55	1993	250	32,750
FOP	28	30	1993	8	1,048
PTO	14	5	1993	1	131
TOTALS	2,697			2,407	315,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,407	119.0112	157.09	378,116	1993	1993	0	0	0	16.61	83.39

1 SNGL FAM – 100% - 2022 Heated Area: 1937 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

2429 PIRATES BAY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		315,311
TOTAL MARKET OB/XF VALUE		21,086
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		516,397
SOH/AGL Deduction		64,430
ASSESSED VALUE		451,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		401,245
TOTAL JUST VALUE		516,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222201	SWIM POOL	18,600	05/31/2022
20110820	OTHER	125	05/26/2011
20110112	REPAIR/RRF	7,500	01/25/2011
20110037	NEW CONSTR	1,000	01/06/2011
20102103	ADDITION	26,381	12/08/2010
7812	NEW CONSTR	81,000	07/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/1471	7/06/2021	WD	Q	I	01	499,000
GRANTOR: LAY DONALD O						
GRANTEE: RUSINIAK JOHN & LOR						
0690/1858	10/21/1993	WD	Q	I		121,100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: LAY DONALD & PHYLLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U4 L4 W6 FEP=[YR=2011] N4 W24S12 E20 N4 U4 R4 $ D4 L4 S4 W20 N4 W18 S28 FGR=[YR=1993] S22 E20N9 PTO=[YR=1993] E7 N2 FOP=[YR=1993] N4 W7S4 E7$ W7 S2$ N6 E2 N7 W22$ E22 S7 E5 S6 E4 S7 E7 S2 E7 N2 E7 N48$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20	5.20	100	1993	1993	3	64	2,290	
3	0810	CONCRETE A	0	100	0	0	76.00	SF	6.50	6.50	100	1993	1993	3	64	316	
4	0866	POOL FIBER	0	100	0	0	173.00	SF	72.00	72.00	100	2022	2022	3	93	11,584	
5	0855	CONC PAVER	0	100	0	0	442.00	SF	10.00	10.00	100	2022	2022	3	99	4,376	

LAND DESCRIPTION

TOTAL OB/XF 21,086

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	180,000							

REVIEW DATE 04/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS