LOT 53
PIRATES BAY PB 5/213

ISELEY ROBERT F JR & HOPE A
2417 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0053-0000

BUILDING CHARACTERISTICS

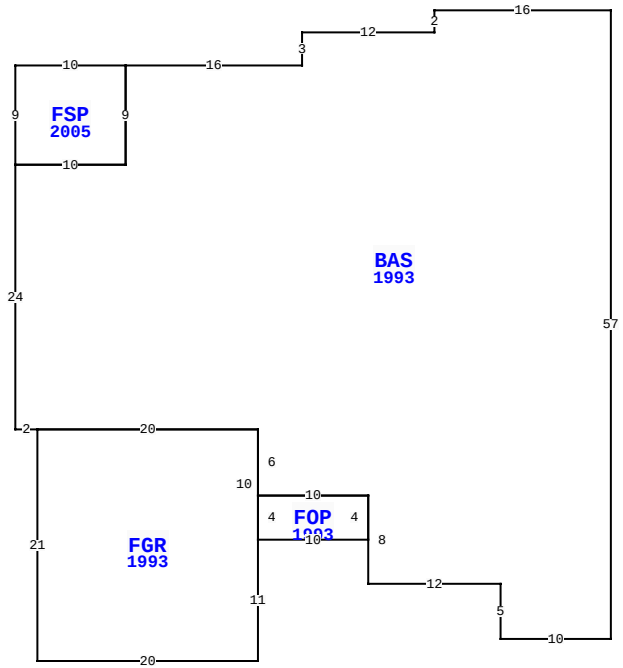
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,226	100	1993	2,226	325,029
FGR	420	55	1993	231	33,729
FOP	40	30	1993	12	1,753
FSP	90	40	2005	36	5,257
TOTALS	2,776			2,505	365,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	125.4144	165.55	414,703	1990	2000	0	0	0	11.80	88.20

1 SNGL FAM – 100% - 2023 Heated Area: 2226 HX Base Yr 2023



2417 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,768
TOTAL MARKET OB/XF VALUE		4,715
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		550,483
SOH/AGL Deduction		114,998
ASSESSED VALUE		435,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		384,763
TOTAL JUST VALUE		550,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100842	REPAIR/RRF	3,663	05/20/2010
20052832	REPAIR/RRF	7,000	10/12/2005
20051177	REMODEL	2,000	02/04/2005
20042036	REPAIR/RRF	1,000	11/02/2004
6049	NEW CONSTR	97,335	06/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1765	10/26/2022	WD	Q	I	01	650,000
GRANTOR: LOWE ZACHARY & ALMA						
GRANTEE: ISELEY ROBERT F JR						
2251/1690	1/30/2019	WD	Q	I	02	370,000
GRANTOR: DRAKE GENE C & CARMEN						
GRANTEE: LOWE ZACHARY & ALMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S2 W12 S3 W16 FSP=[YR=2005] W10 S9 E10 N9 $ S9 W10 S24 E2 FGR=[YR=1993] S21 E20 N11 FOP=[YR=1993] E10 N4 W10 S4 $ N10 W20 $ E20 S6 E10 S8 E12 S5 E10 N57 $.

EXTRA FEATURES

LN	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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,055.00	SF	4.00	4.00	100	1990	1990	3	57	2,405	

LAND DESCRIPTION

TOTAL OB/XF 4,715

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS