LOT 71
IN OR 1706/912
PIRATES BAY PB 5/213

BRADY KELLY & KAREN M
2345 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0071-0000

BUILDING CHARACTERISTICS

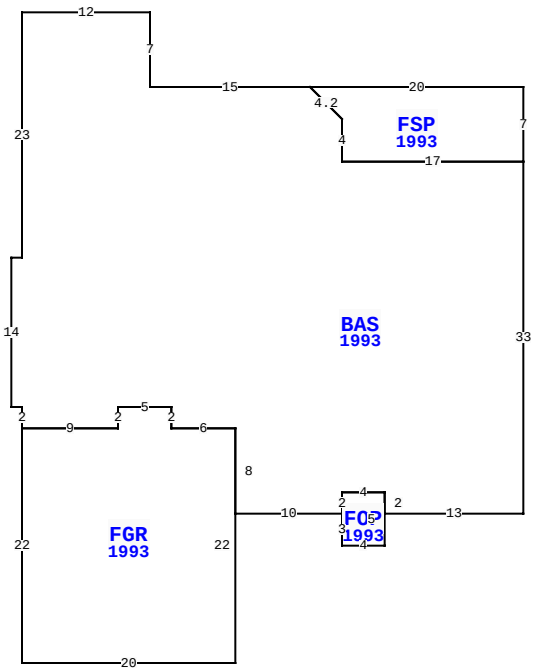
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,677	100	1993	1,677	222,796
FGR	450	55	1993	248	32,948
FOP	20	30	1993	6	797
FSP	124	40	1993	50	6,643
TOTALS	2,271			1,981	263,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,981	119.4620	157.69	312,384	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2011 Heated Area: 1677 HX Base Yr 2011



2345 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,184
TOTAL MARKET OB/XF VALUE		5,096
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		448,280
SOH/AGL Deduction		261,000
ASSESSED VALUE		187,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,558
TOTAL JUST VALUE		448,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B022216	REPAIR/RRF	2,000	12/18/2002
B948575	REMODEL	800	09/19/1994
6121	NEW CONSTR	58,800	08/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1706/0912	10/16/2010	WD	U	I	11	100
GRANTOR: BRADY KAREN M						
GRANTEE: BRADY KAREN M & KEL						
1510/0742	7/05/2007	QC	Q	I	01	100
GRANTOR: LOPATA IRENE S						
GRANTEE: LOPATA IRENE S L/E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W20 BAS=[YR=1993] W15 N7 W12 S23 W1 S14 E1 S2 FGR=[YR=1993] S22 E20 N22 W6N2 W5 S2 W9 $ E9 N2 E5 S2 E6 S8 E10 FOP=[YR=1993] S3 E4 N5 W4 S2 $ N2 E4 S2 E13 N33 W17 N4 L3 U3 $ D3 R3 S4 E17 N7$.

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	0811	CONCRETE B	0	100	0	0	940.00	SF	5.20	5.20	100	1990	1990	3	57	2,786	

LAND DESCRIPTION

TOTAL OB/XF 5,096

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 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS