LOT 72
IN OR 671 PG 1698
PIRATES BAY PB 5/213

BABIN HERBERT J
2335 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0072-0000

BUILDING CHARACTERISTICS

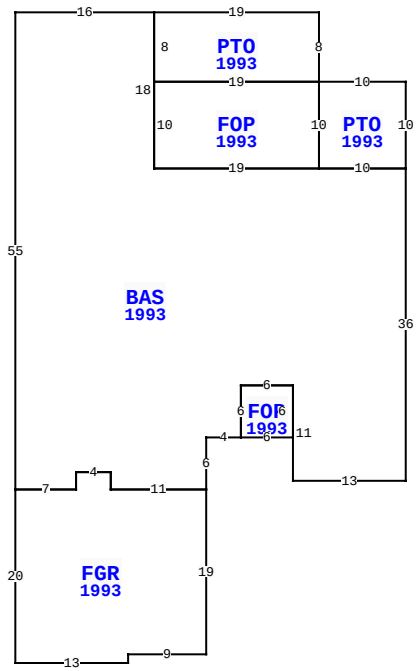
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,836	100	1993	1,836	252,141
FGR	439	55	1993	241	33,097
FOP	36	30	1993	11	1,510
FOP	190	30	1993	57	7,828
PTO	100	5	1993	5	686
PTO	152	5	1993	8	1,099
TOTALS	2,753			2,158	296,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	123.8573	163.49	352,811	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1993 Heated Area: 1836 HX Base Yr 1993



2335 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		296,361
TOTAL MARKET OB/XF VALUE		3,013
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		479,374
SOH/AGL Deduction		314,069
ASSESSED VALUE		165,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,583
TOTAL JUST VALUE		479,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091765	H/AC	6,800	12/29/2009
7354	NEW CONSTR	81,380	10/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0671/1698	12/14/1992	WD	Q	I		103,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BABIN HERBERT &MARI						
0667/1895	10/07/1992	WD	U	V		20,600
GRANTOR: PIRATES BAY JOINT B						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W10 PTO=[YR=1993] N8W19 BAS=[YR=1993] W16 S55 FGR=[YR=1993] S20 E13 N1 E9 N19 W11 N2 W4 S2 W7$ E7 N2 E4 S2 E11 N6 E4 FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S11 E13 N36 W10 FOP=[YR=1993] N10W19S10E19$ W19 N18$ S8E19$ S10E10N10$.

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	0812	CONCRETE C	0	100	0	0	1,215.00	SF	4.00	4.00	100	1992	1992	3	62	3,013	

LAND DESCRIPTION

TOTAL OB/XF 3,013

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 05/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS