

LOT 82
IN OR 2038/1836
PIRATES BAY PB 5/213

LEEPER FAMILY TRUST/LEEPER JOE T TRUSTEE
2628 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

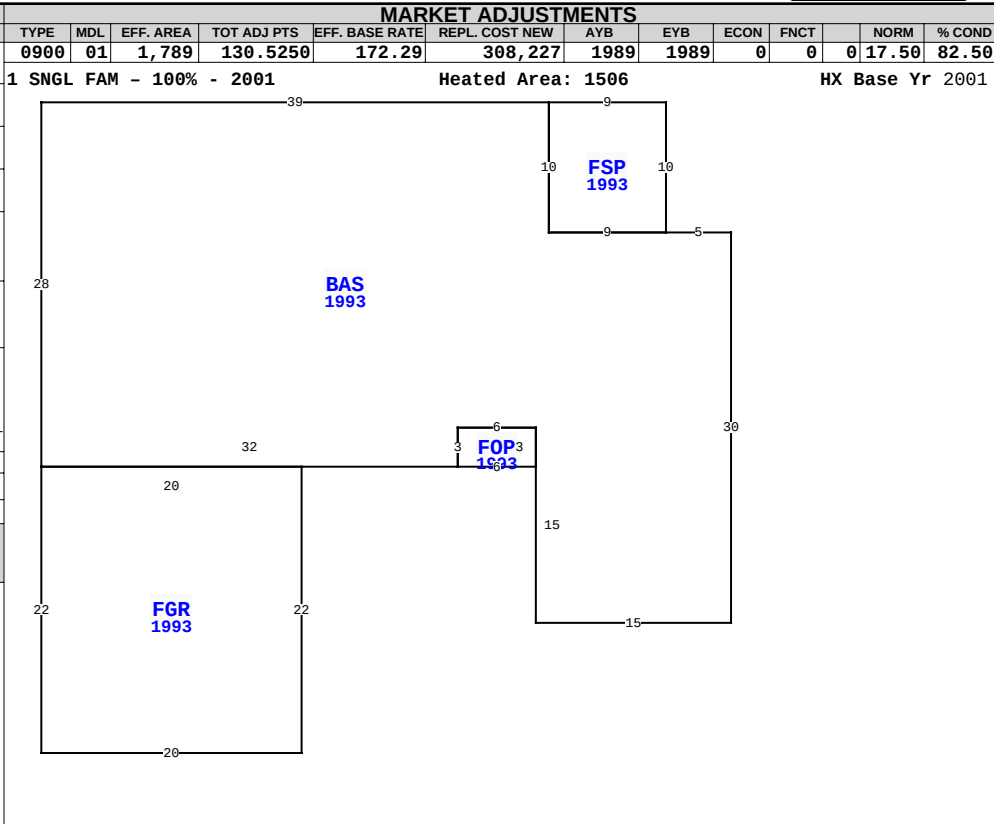
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1993	1,506	214,062
FGR	440	55	1993	242	34,398
FOP	18	30	1993	5	710
FSP	90	40	1993	36	5,117

TOTALS 2,054 1,789 254,287

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	847.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	
3	1242	WD DECK A	0	100	20	14	392.00	SF	10.00	10.00	
4	0845	KOOL DECK	0	100	0	0	404.00	SF	7.25	7.25	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0820	WOOD WALK	0	100	0	0	148.00	SF	11.75	11.75	

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



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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	254,287		
TOTAL MARKET OB/XF VALUE	15,332		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	449,619		
SOH/AGL Deduction	282,201		
ASSESSED VALUE	167,418		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	111,696		
TOTAL JUST VALUE	449,619		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	422,316		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110524	OTHER	195	04/11/2011
5617	NEW CONSTR	70,000	10/12/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2038/1836	4/08/2016	WD	U	I	11	100	
GRANTOR: LEEPER JOE T & ALBERT							
GRANTEE: LEEPER FAMILY TRUST							
0917/1826	2/02/2000	WD	Q	I		148,000	
GRANTOR: ZENTZ JAMES FRANKLIN							
GRANTEE: LEEPER JOE T & ALBE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W5 FSP=[YR=1993] N10 W9 S10 E9\$ W9 N10 W39 S28											
FGR=[YR=1993] S22 E20 N22 W20 \$ E32 FOP=[YR=1993] E6 N3 W6											
S3 \$ N3 E6 S15 E15 N30 \$.											