BLOCK 172 LOTS 29 & 30
IN OR 1154/27
CITY OF FDNA BEACH

BAYACAL ELISEO N/CONTY-BAYACAL MARIA A (H&W)
2441 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0172-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

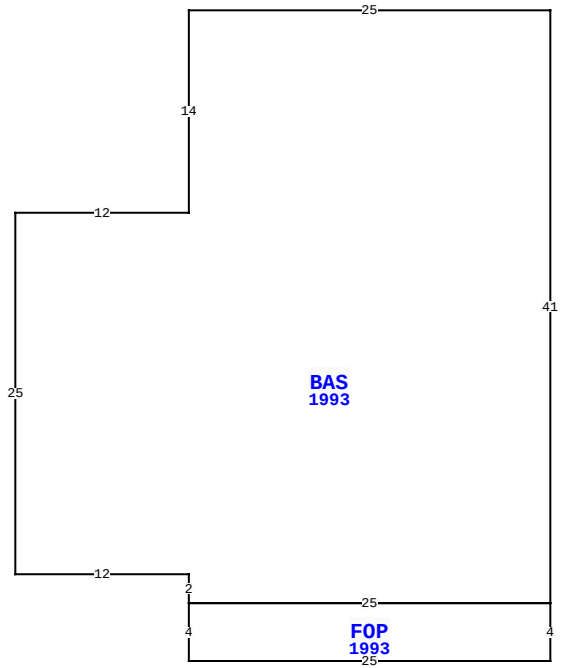
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1993	1,325	124,888
FOP	100	30	1993	30	2,828
TOTALS	1,425			1,355	127,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,355	118.5600	118.56	160,649	1977	2000	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1325 HX Base Yr



BLD DATE	04/04/2014	KK	LGL DATE
XF DATE			LAND DATE 04/15/2025 DC
INC DATE			AG DATE

1005 S 9TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	127,716
TOTAL MARKET OB/XF VALUE	695
TOTAL LAND VALUE - MARKET	97,380
TOTAL MARKET VALUE	225,791
SOH/AGL Deduction	49,780
ASSESSED VALUE	176,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,011
TOTAL JUST VALUE	225,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6378	REPAIR/RRF	700	02/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1154/0027	7/16/2003	WD	Q	I	05	68,000
GRANTOR: FAIRBANKS CAPITAL COR						
GRANTEE: BAYACAL ELISEO N &						
1122/0460	3/18/2003	CT	U	I	14	27,000
GRANTOR: CLERK OF COURT						
GRANTEE: FAIRBANKS CAPITAL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S14 W12 S25 E12 S2 FOP=[YR=1993] S4 E25 N4 W25$ E25 N41 $.

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	0810	CONCRETE A	0	0	44	9	396.00	SF	6.50	6.50	100	1977	1977	3	27	695	

LAND DESCRIPTION

TOTAL OB/XF 695

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	0	0006	MU-8	50.00	100.00	4,869.00	SF		1.00	1.00	1.00	20.00	20.00	97,380							

REVIEW DATE 05/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 97,380 Market: 0 Agricultural: 0 Common: 97,380 PRINTED 07/30/2025 BY SYS