LOT 7
PIRATES BAY PB 5/213

HOUSTON GEROMEY F L/E/
2284 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0007-0000

BUILDING CHARACTERISTICS

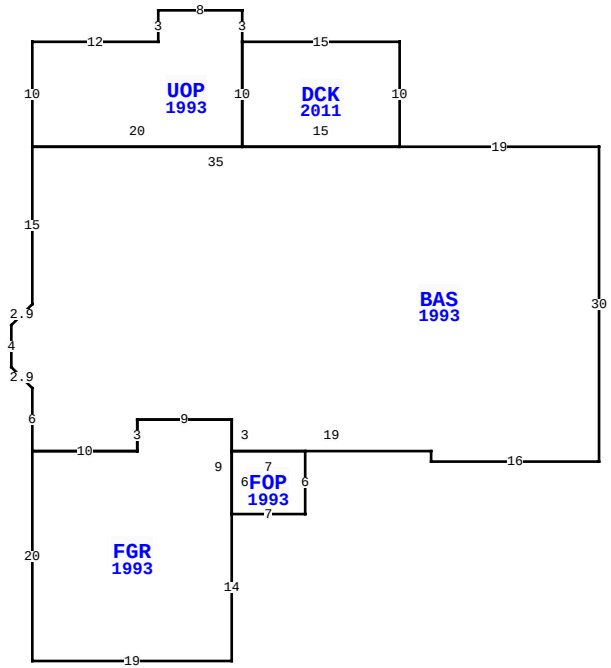
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,567	100	1993	1,567	228,467
DCK	150	10	2011	15	2,187
FGR	407	55	1993	224	32,659
FOP	42	30	1993	13	1,895
UOP	224	20	1993	45	6,561
TOTALS	2,390			1,864	271,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,864	124.8716	173.57	323,534	1991	1991	0	0	0	16.00	84.00

1 SNGL FAM 100% - 0 Heated Area: 1567 HX Base Yr 1992



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

2284 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,769
TOTAL MARKET OB/XF VALUE		2,661
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		454,430
SOH/AGL Deduction		302,375
ASSESSED VALUE		152,055
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,644
TOTAL JUST VALUE		454,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122097	ROOF	6,000	10/11/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1849	4/25/2024	QC	U	I	11	100
GRANTOR: HOUSTON GEROMEY F						
GRANTEE: ROWLAND DEBORAH ANN						
0660/1057	6/08/1992	QC	Q	I	01	100
GRANTOR: HOUSTON KEN						
GRANTEE: HOUSTON KEN & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=2011] N10 W15 UOP=[YR=1993] N3 W8 S3 W12 S10 E20 N 10$ S10 E15$ W35 S15 L2 D2 S4 R2 D2 S6 FGR=[YR=1993] S20 E19 N14 FOP=[YR=1993] E7N6 W7 S6 $ N9 W9 S3 W10 $ E10 N3 E9 S3 E19 S1 E16 N30 $.

EXTRA FEATURES

L N	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	1991	1991	3	66	2,310	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	1998	1998	3	20	351	

LAND DESCRIPTION

TOTAL OB/XF 2,661

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS