LOT 8 MILITARY
IN OR 677 PG 728
PIRATES BAY PB 5/213

ANDREWS DAVID B
4510 BRAEBURN DR
BELLAIRE, TX 77401-5512

2026

00-00-31-164B-0008-0000

BUILDING CHARACTERISTICS

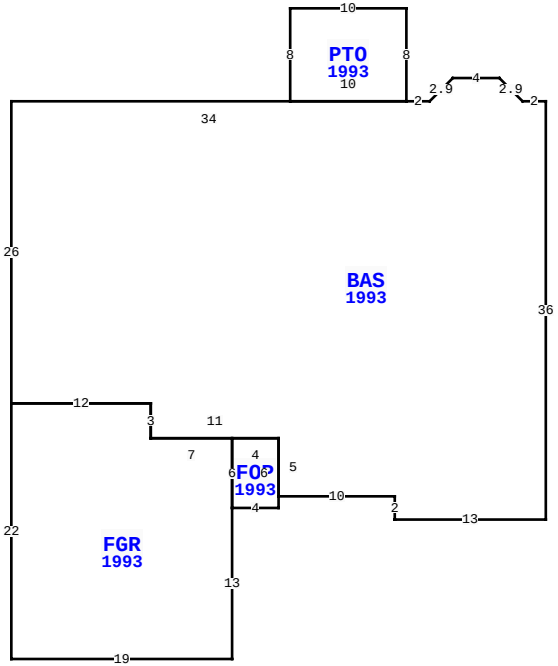
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,451	100	1993	1,451	210,853
FGR	397	55	1993	218	31,679
FOP	24	30	1993	7	1,017
PTO	80	5	1993	4	581
TOTALS	1,952			1,680	244,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,680	125.0050	173.76	291,917	1992	1992	0	0	0	16.37	83.63

1 SNGL FAM 0% - 0 Heated Area: 1451 HX Base Yr



2296 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	244,130
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	426,510
SOH/AGL Deduction	16,828
ASSESSED VALUE	409,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,682
TOTAL JUST VALUE	426,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7219	NEW CONSTR	64,615	07/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0677/0728	3/28/1993	WD	Q	I		90,500
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: ANDREWS DAVID B						
0664/1784	8/11/1992	WD	U	V		22,000
GRANTOR: PIRATES BAY JT VENT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 U2 L2 W4 D2 L2 W2 PTO=[YR=1993] N8 W10 S8 E10 $ W34 S26 FGR=[YR=1993] S22 E19 N13 FOP=[YR=1993] E4 N6 W4 S6 $ N6 W7 N3 W12 $ E12 S3 E11 S5 E10 S2 E13 N36 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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		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