

MIRFIELD ROBERT SEAN/MCWHOTER MORGAN MICHELLE
2330 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

00-00-31-164B-0010-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

10 ABOVE AVG 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

12 HARDWOOD 60

Interior Floo

11 CLAY TILE 40

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 1. 100

Occupancy

00 NONE 100

Quality

06 Quality Level 06

DOR CODE

0100SINGLE 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

1,458

100

1993

1,458

242,581

FGR

380

55

1993

209

34,773

FOP

88

30

1993

26

4,326

TOTALS

1,926

1,693

281,680

EXTRA FEATURES

2330 PIRATES BAY DR, FERNANDINA BEACH

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

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

3 1242

WD DECK A

0 0 24 16

384.00

SF

10.00

10.00

100

1992

1992

3

20

768

LAND DESCRIPTION

TOTAL OB/XF

3,148

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

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

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYEBCONFNCT

NORM% CONDD

090001

1.693137.0800

190.54322,584

19912000

00

012.68

87.32

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

281,680

TOTAL MARKET OB/XF VALUE

3,148

TOTAL LAND VALUE - MARKET

180,000

TOTAL MARKET VALUE

464,828

SOH/AGL Deduction

0

ASSESSED VALUE

464,828

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

464,828

TOTAL JUST VALUE

464,828

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

436,258

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2855/0325

3/20/2026

WD Q

I

01

660,000

GRANTOR:MARTIN BRADLEY K

GRANTEE:MIRFIELD ROBERT SEA

2801/468

7/16/2025

WD Q

I

01

475,000

GRANTOR:HESTAND CHRISTOPHER J

GRANTEE:MARTIN BRADLEY K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E15
FGR=[YR=1993] S16 E19 N20 W19 S4\$ N6 L2 D2 W4 U2 L2 W1 N2
W5 S2 W1\$ E1 N2 E5 S2 E1 D2 R2 E4 U2 R2 S2 E19 N32 \$.