



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	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

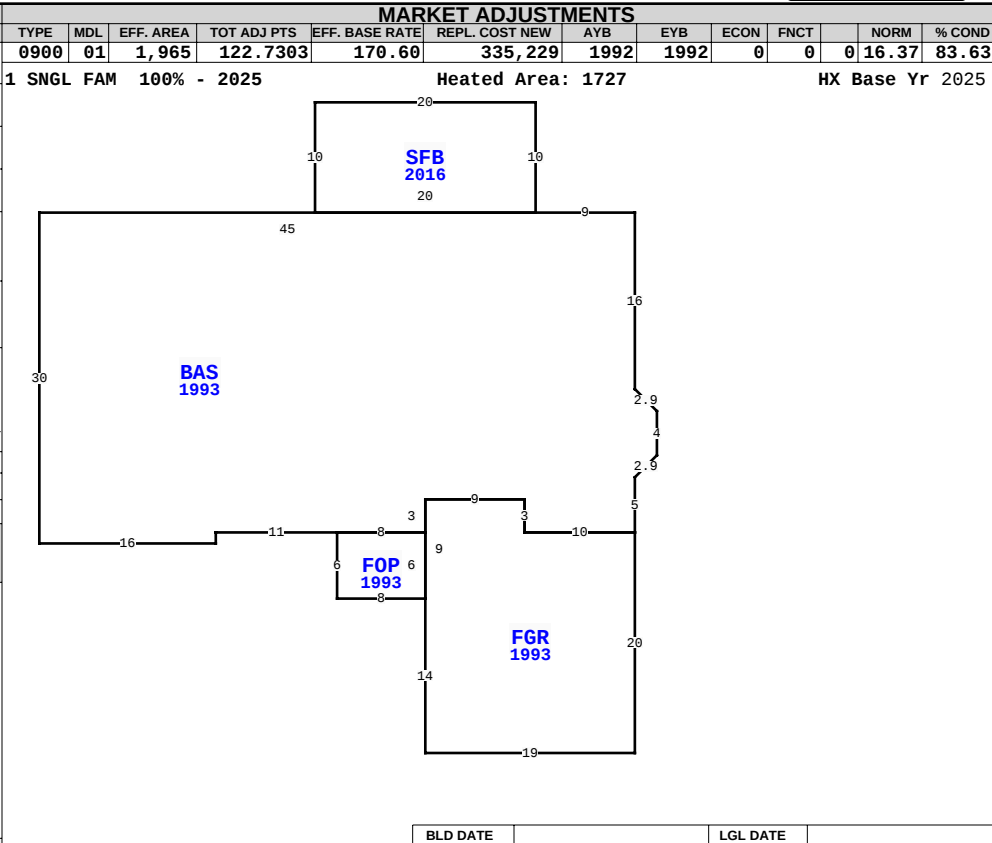
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	223,568
FGR	407	55	1993	224	31,958
FOP	48	30	1993	14	1,997
SFB	200	80	2016	160	22,828
TOTALS	2,222			1,965	280,352

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	1242	WD DECK A	0	100	10	10	100.00	SF	4.00	4.00	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	

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



2342 PIRATES BAY DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/01/2025 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		280,352	
TOTAL MARKET OB/XF VALUE		368	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		460,720	
SOH/AGL Deduction		0	
ASSESSED VALUE		460,720	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		409,309	
TOTAL JUST VALUE		460,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6821	NEW CONSTR	71,650	12/05/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2843/739	1/27/2026	QC	U	I	11
GRANTOR: DAISYONE LLC					
GRANTEE: DANKER FREDRICK JOS					
2745/975	10/23/2024	WD	U	I	16
GRANTOR: DANKER ROBERT OREST I					
GRANTEE: DAISYONE LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 SFB=[YR=2016] N10 W20 S10 E20\$ W45 S30 E16 N1 E11 FOP=[YR=1993] S6 E8 FGR=[YR=1993] S14 E19 N20 W10 N3 W9 S9\$ N6 W8\$ E8 N3 E9 S3 E10 N5 R2 U2 N4 L2 U2 N16\$.											