

LOT 14 MILITARY
IN OR 638 PG 190
PIRATES BAY PB 5/213

WHELAN CHRISTOPHER P & CAROL A
2380 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	

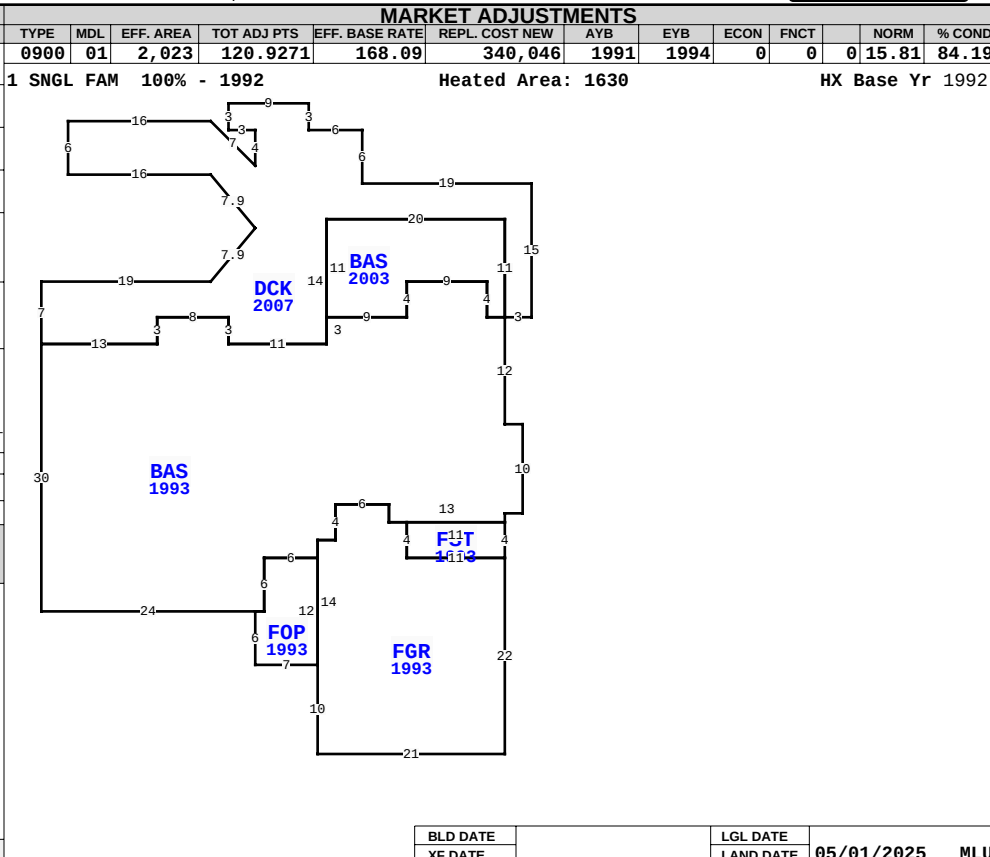
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	1993	1,446	204,631
BAS	184	100	2003	184	26,039
DCK	656	10	2007	66	9,340
FGR	510	55	1993	280	39,624
FOP	78	30	1993	23	3,255
FST	44	55	1993	24	3,396

TOTALS	2,918			2,023	286,285
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0820	WOOD WALK	0	100	0	0	170.00	SF	11.75
5	0820	WOOD WALK	0	100	0	0	51.00	SF	11.75

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

REVIEW DATE 01/01/2023 BY CD



TOTAL OB/XF									
3,349									

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3,349									

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		286,285	
TOTAL MARKET OB/XF VALUE		3,349	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		469,634	
SOH/AGL Deduction		295,608	
ASSESSED VALUE		174,026	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		122,615	
TOTAL JUST VALUE		469,634	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062089	REPAIR/RRF	6,336	09/13/2006
B020986	NEW CONSTR	9,000	06/11/2002
6271	NEW CONSTR	54,000	11/21/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0638/0190	10/04/1991	WD	Q	I	
GRANTOR: BROWN CLARIECE E					
GRANTEE: WHELAN CHRIS & CARO					
0605/0689	8/24/1990	WD	Q	V	
GRANTOR: PIRATES BAY JOINT V					
GRANTEE: BROWN CLARIECE E					

BUILDING NOTES					
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BUILDING DIMENSIONS					
DCK=[YR=2007] W19 N6 W6 N3 W9 S3 E3 S4 L5 U5 W16 S6 E16 D6 R5 L5 D6 W19 S7 BAS=[YR=1993] S30 E24 FOP=[YR=1993] S6 E7 FGR=[YR=1993] S10 E21 N22 FST=[YR=1993] N4 W11 S4 E11 S W11 N4 W2 N2 W6 S4 W2 S14 S N12 W6 S6 W1 S E1 N6 E6 N2 E2 N4 E6 S2 E13 N1 E2 N10 W2 N12 BAS=[YR=2003] N11 W20 S11 E9 N4 E9 S4 E2 S W2 N4 W9 S4 W9 S3 W11 N3 W8 S3 W13 S E13 N3 E8S3 E11 N14 E20 S11 E3 N15 S \$.					