LOT 15
IN OR 1920/551
PIRATES BAY PB 5/213

WEAVER LVG TRUST/WEAVER MARJORIE A TRUSTEE
2392 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0015-0000

BUILDING CHARACTERISTICS

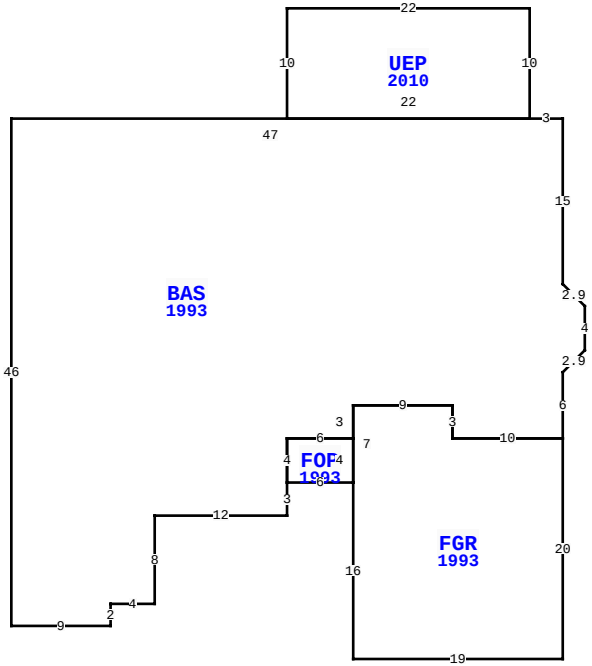
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,732	100	1993	1,732	243,021
FGR	407	55	1993	224	31,430
FOP	24	30	1993	7	982
UEP	220	60	2010	132	18,522
TOTALS	2,383			2,095	293,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,095	119.4620	166.05	347,875	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 1996 Heated Area: 1732 HX Base Yr 1996



2392 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		293,954
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		476,334
SOH/AGL Deduction		310,847
ASSESSED VALUE		165,487
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		109,076
TOTAL JUST VALUE		476,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122096	ROOF	6,000	10/11/2012
20102040	REMODEL	2,056	11/29/2010
6901	NEW CONSTR	70,777	02/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/0551	3/11/2014	WD	U	I	11	100
GRANTOR: WEAVER JOHN R & MARJO						
GRANTEE: WEAVER JOHN R & MAR						
0671/1316	12/09/1992	WD	Q	I		100,700
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: WEAVER JOHN & M A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UEP=[YR=2010] N10 W22 S10 E22$ W47 S46 E9 N2 E4 N8 E12 N3 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N3 W9S7$ N4 W6 S4$ N4 E6 N3 E9 S3 E10 N6 R2 U2 N4 L2 U2 N15$.

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	100	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	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