LOT 17
PIRATES BAY PB 5/213

ELIOT GREGORY & ELIZABETH ANN
2418 PIRATES BAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

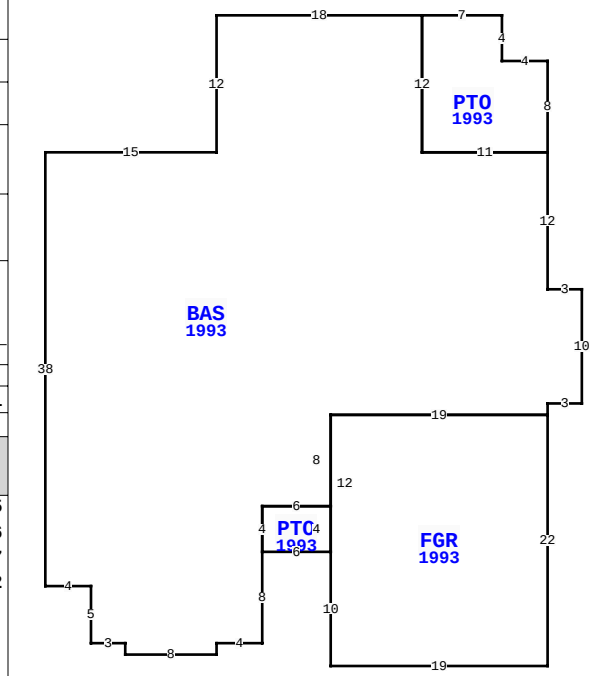
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,674	100	1993	1,674	246,045
FGR	418	55	1993	230	33,806
PTO	24	5	1993	1	147
PTO	116	5	1993	6	882
TOTALS	2,232			1,911	280,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	126.1113	175.29	334,979	1990	1990	0	0	0	16.15	83.85

1 SNGL FAM 100% - 2023 Heated Area: 1674 HX Base Yr 2023



2418 PIRATES BAY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		280,880
TOTAL MARKET OB/XF VALUE		8,392
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		469,272
SOH/AGL Deduction		253,303
ASSESSED VALUE		215,969
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,558
TOTAL JUST VALUE		469,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222262	ADDITION	0	06/27/2022
20122330	GARDR	1,250	11/19/2012
6082	NEW CONSTR	64,000	07/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0733	1/27/2022	WD	Q	I	01	475,000
GRANTOR: MASON STEPHEN M & MAR						
GRANTEE: ELIOT GREGORY & ELI						
1916/1565	5/05/2014	QC	U	I	11	31,000
GRANTOR: MASON STEPHEN M & MAR						
GRANTEE: MASON STEPHEN M & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W4 N4 W7 BAS=[YR=1993] W18 S12 W15 S38 E4 S5 E3 S1 E8 N1 E4 N8 PTO=[YR=1993] E6 FGR=[YR=1993] S10 E19 N22 W19 S12 $ N4 W6 S4 $ N4 E6 N8 E19 N1 E3 N10 W3 N12 W11 N12 $ S12 E11 N8 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
4	0912	SCRN RM G	0	100	0	0	315.00	SF	21.00	21.00	100	2024	2023		93	6,152	

LAND DESCRIPTION

TOTAL OB/XF 8,392

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 04/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS