LOT 19
PIRATES BAY PB 5/213

STURGES DAVID NOAH/STURGES SAMANTHA JEAN
2442 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0019-0000

BUILDING CHARACTERISTICS

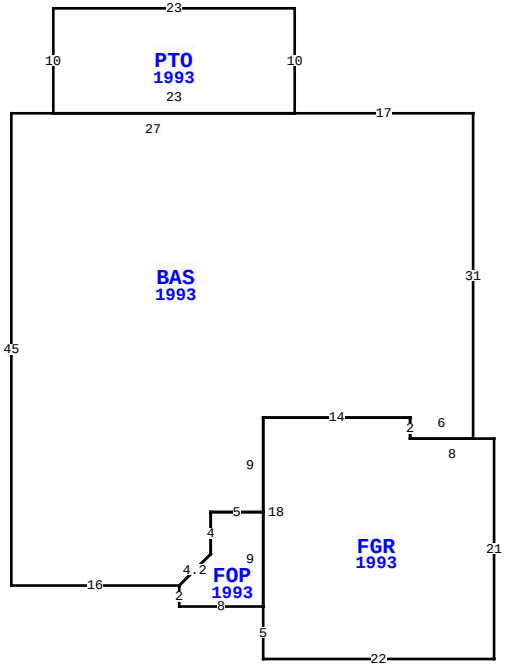
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,633	100	1993	1,633	228,708
FGR	490	55	1993	270	37,814
FOP	56	30	1993	17	2,381
PTO	230	5	1993	12	1,681
TOTALS	2,409			1,932	270,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,932	120.8144	167.93	324,441	1989	1989	0	0	0	16.60	83.40

1 SNGL FAM 100% - 2023 Heated Area: 1633 HX Base Yr 2023



2442 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,584
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		452,754
SOH/AGL Deduction		61,250
ASSESSED VALUE		391,504
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,093
TOTAL JUST VALUE		452,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061699	REPAIR/RRF	3,845	07/18/2006
20061024	REPAIR/RRF	7,400	05/15/2006
5180	NEW CONSTR	75,460	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2864/1696	4/29/2026	WD	Q	I	01	490,000
GRANTOR: EGLY JOSHUA A						
GRANTEE: STURGES DAVID NOAH						
2456/0419	4/27/2021	WD	Q	I	01	362,500
GRANTOR: FOSTER JENNIFER L & K						
GRANTEE: EGLY JOSHUA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N10 W23 S10 E23 $ W27 S45 E16
FOP=[YR=1993] S2 E8 FGR=[YR=1993] S5 E22 N21 W8 N2 W14 S18 $
N9 W5 S4 L3 D3 $ U3 R3 N4 E5 N9 E14 S2 E6 N31$.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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