LOT 20
PIRATES BAY PB 5/213

PRUDOT JEANNE L/E/
2468 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0020-0000

BUILDING CHARACTERISTICS

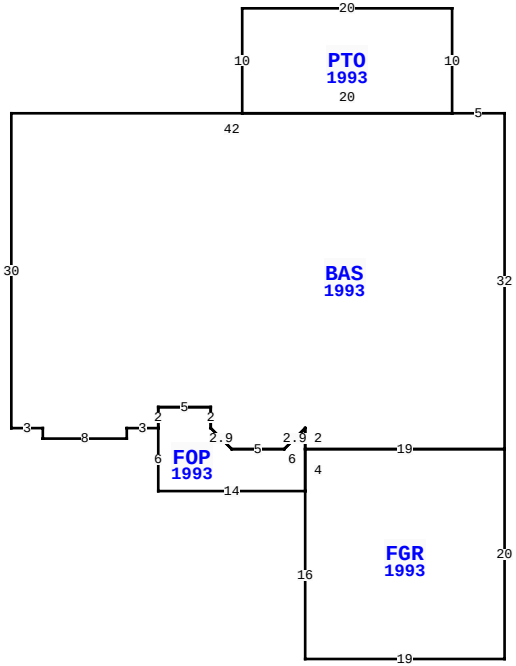
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,460	100	1993	1,460	214,505
FGR	380	55	1993	209	30,706
FOP	80	30	1993	24	3,526
PTO	200	5	1993	10	1,469
TOTALS	2,120			1,703	250,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,703	126.3850	175.68	299,183	1992	1992	0	0	0	16.37	83.63

1 SNGL FAM 100% - 2011 Heated Area: 1460 HX Base Yr 2011



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

2468 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,207
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		432,587
SOH/AGL Deduction		316,052
ASSESSED VALUE		116,535
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,124
TOTAL JUST VALUE		432,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6922	NEW CONSTR	64,895	02/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2824/1547	10/10/2025	QC	U	I	11	100
GRANTOR: PRUDOT JEANNE						
GRANTEE: SAWYER GINA M						
1048/1300	4/08/2002	QC	Q	I	01	100
GRANTOR: PRUDOT JOHN R & SONYA						
GRANTEE: PRUDOT JEANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 PTO=[YR=1993] N10 W20 S10 E20$ W42 S30 E3 S1 E8 N1 E3 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N20 W19 S4$ N6 L2 D2 W5 U2 L2 N2 W5 S2$ N2 E5 S2 R2 D2 E5 U2 R2 S2 E19 N32$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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