

LOT 39
IN OR 1758/648
PIRATES BAY PB 5/213

NAIZBY BONNIE J/TRUSTEE OF NAIZBY TRUST
2585 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0039-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																							
Exterior Wall	05	AVERAGE 80	0900	01	1,810	123.7400	172.00	311,320	1989	1989	0	0	0	18.16	81.84	VALUATION BY STANDARD																						
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM 100% - 2012												Heated Area: 1529												HX Base Yr 2012											
Roof Structur	03	GABLE/HIP 100															VALUATION SUMMARY																					
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 254,784																					
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 2,242																					
Interior Floo	14	CARPET 90															TOTAL LAND VALUE - MARKET 180,000																					
Interior Floo	08	SHT VINYL 10															TOTAL MARKET VALUE 437,026																					
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 251,655																					
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 185,371																					
Bedrooms	3	100															TOTAL EXEMPTION VALUE HX HB WX 56,411																					
Bathrooms	2	100															BASE TAXABLE VALUE 128,960																					
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 437,026																					
Stories	1.	1. 100	NCON VALUE 0																																			
Units	0	100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 427,020																																			
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	1,529	100	1993	1,529	215,229																																	
FGR	440	55	1993	242	34,065																																	
FOP	25	30	1993	8	1,126																																	
USP	104	30	2009	31	4,364																																	
TOTALS	2,098			1,810	254,784																																	
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																						
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																						
3	1242	WD DECK A	0	100	6	6		36.00	SF 10.00	10.00	100	1989	1989	3	20	72																						
TOTAL OB/XF 2,242																																						
LAND DESCRIPTION																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																						