



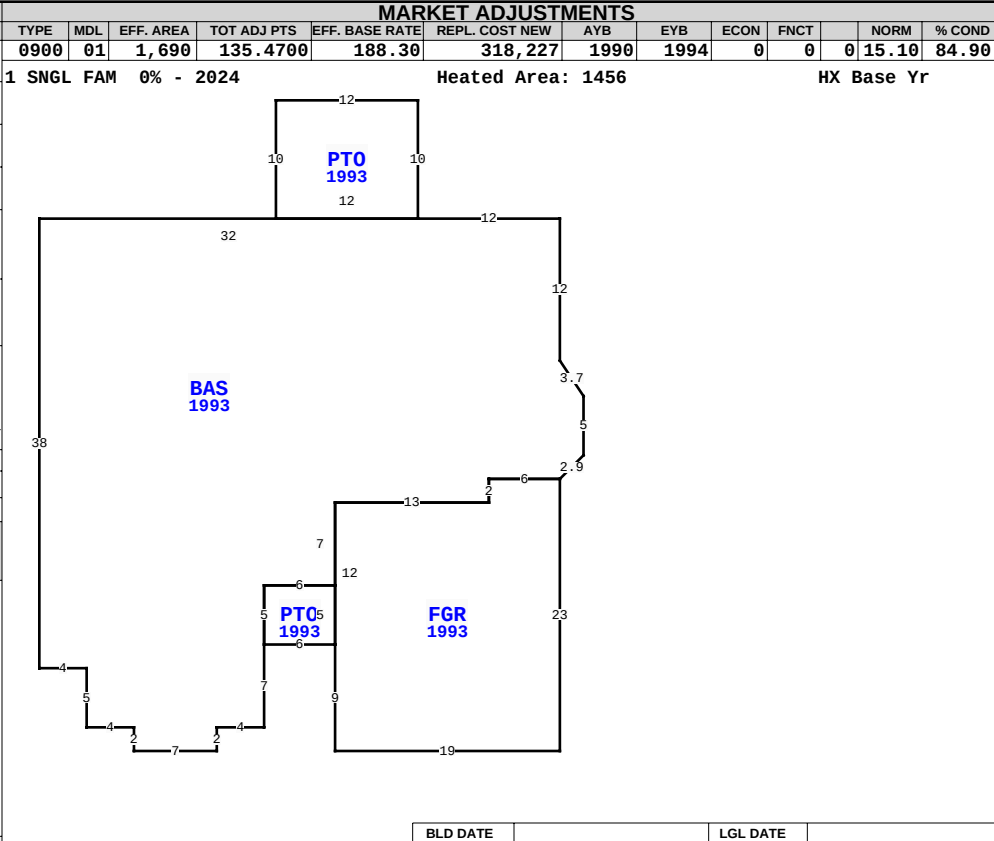
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	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
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NEIGHBORHOOD/LOC	1046.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	232,766
FGR	411	55	1993	226	36,130
PTO	30	5	1993	2	320
PTO	120	5	1993	6	959
TOTALS	2,017			1,690	270,175



2537 PIRATES BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION										TOTAL OB/XF										2,240	
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	LA VAL				
1	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										270,175		
TOTAL LAND VALUE - MARKET										2,240		
TOTAL MARKET VALUE										180,000		
SOH/AGL Deduction										452,415		
ASSESSED VALUE										0		
TOTAL EXEMPTION VALUE										452,415		
BASE TAXABLE VALUE										0		
TOTAL JUST VALUE										452,415		
NCON VALUE										0		
INCOME VALUE										442,034		
PREVIOUS YEAR MKT VALUE												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080639	REPAIR/RRF	3,800	04/21/2008
5973	NEW CONSTR	50,350	05/10/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/0894	2/23/2023	WD	Q	I	01	494,000	
GRANTOR:SZABO BRIAN P & KATHY							
GRANTEE:SEMIENIUK ZACHARY &							
0606/0459	9/04/1990	WD	Q	I		83,400	
GRANTOR:HEAD STEPHAN A							
GRANTEE:SZABO BRIAN & KATHY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 PT0=[YR=1993] N10 W12 S10 E12\$ W32 S38 E4 S5 E4 S2 E7 N2 E4 N7 PT0=[YR=1993] E6 FGR=[YR=1993] S9 E19 N23 W6 S2W13 S12\$ N5 W6 S5\$ N5 E6 N7 E13 N2 E6 U2 R2 N5 L2 U3 N12\$.									