LOT 45
IN OR 689 PG 1135
PIRATES BAY PB 5/213

LOGAN JOHN & CLAUDIA D
305 SHAFTSBURY LANE
SUMMERVILLE, SC 29483

2026

00-00-31-164B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

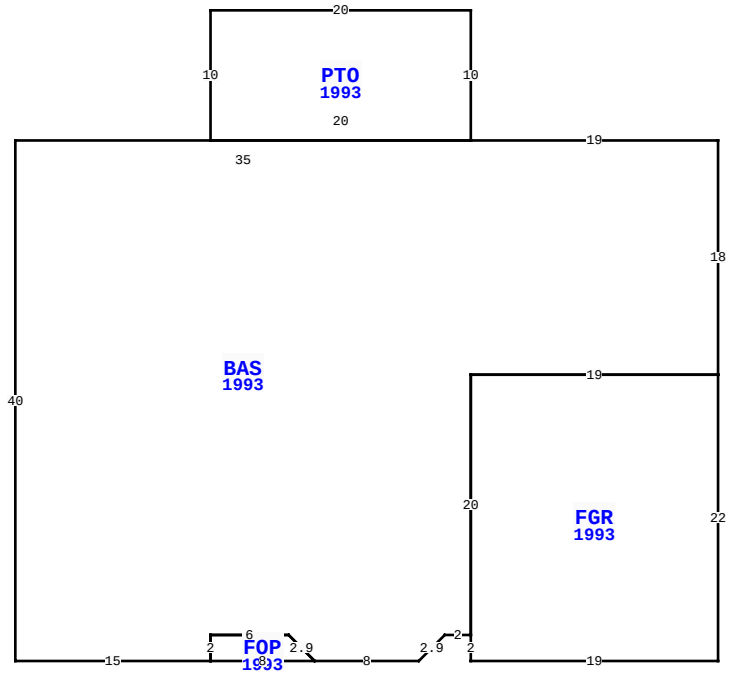
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1993	1,722	250,563
FGR	418	55	1993	230	33,467
FOP	14	30	1993	4	582
PTO	200	5	1993	10	1,455
TOTALS	2,354			1,966	286,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,966	123.5192	171.69	337,543	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 0% - 0 Heated Area: 1722 HX Base Yr



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

2513 PIRATES BAY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	286,068
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	468,518
SOH/AGL Deduction	16,257
ASSESSED VALUE	452,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,261
TOTAL JUST VALUE	468,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7788	NEW CONSTR	69,900	07/07/1993
5434	NEW CONSTR	95,690	06/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0689/1135	10/04/1993	WD	Q	I		101,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: LOGAN JOHN & CLAUDI						
0679/0416	4/20/1993	WD	U	V	09	41,100
GRANTOR: PIRATES BAY JT VENT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N10 W20 S10 E20$ W35 S40 E15
FOP=[YR=1993] E8 U2 L2 W6 S2$ N2 E6 D2 R2 E8 U2 R2 E2
FGR=[YR=1993] S2 E19 N22 W19 S20$N20 E19 N18$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	0		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