LOT 46
IN OR 1724/814
PIRATES BAY PB 5/213

PEEPLES DONNA M
2501 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

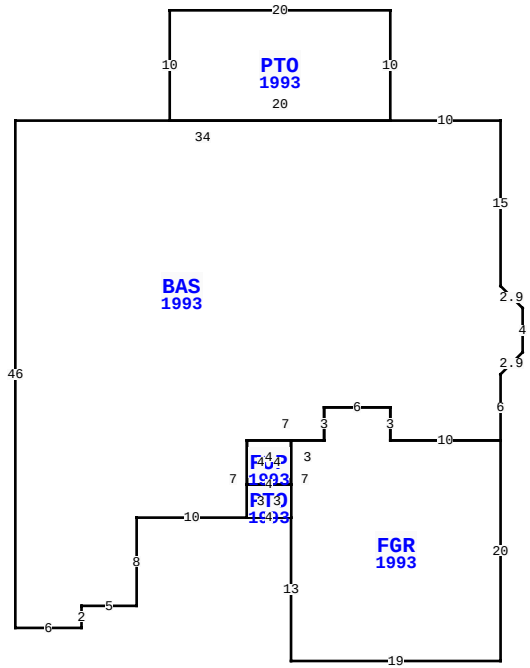
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,517	100	1993	1,517	234,136
FGR	398	55	1993	219	33,801
FOP	16	30	1993	5	772
PTO	12	5	1993	1	154
PTO	200	5	1993	10	1,544
TOTALS	2,143			1,752	270,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,752	129.4900	179.99	315,342	1993	1997	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2012 Heated Area: 1517 HX Base Yr 2012



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

2501 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,406
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		452,856
SOH/AGL Deduction		261,856
ASSESSED VALUE		191,000
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,589
TOTAL JUST VALUE		452,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110284	REPAIR/RRF	4,000	03/02/2011
7484	NEW CONSTR	70,840	01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1724/0814	2/14/2011	WD	Q	I	02	180,000
GRANTOR: WHITING THOMAS C JR						
GRANTEE: PEEPLES DONNA M						
0938/0796	6/29/2000	WD	Q	I		125,000
GRANTOR: YETMAN LYNN C						
GRANTEE: WHITING THOMAS C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N10 W20 S10 E20 $ W34 S46 E6 N2 E5 N8 E10 PTO=[YR=1993] E4 FGR=[YR=1993] S13 E19 N20 W10 N3 W6S3W3FOP=[YR=1993] W4 S4 E4 N4 $ S7 $ N3 W4 S3 $ N7 E7 N3 E6 S3 E10 N6 R2 U2 N4 U2 L2 N15$.

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	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	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 12/28/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS