LOT 70
PIRATES BAY PB 5/213

HEMPHILL MATTHEW J & CLARE M
2355 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0070-0000

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	13	LVT/LAMNT 100
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

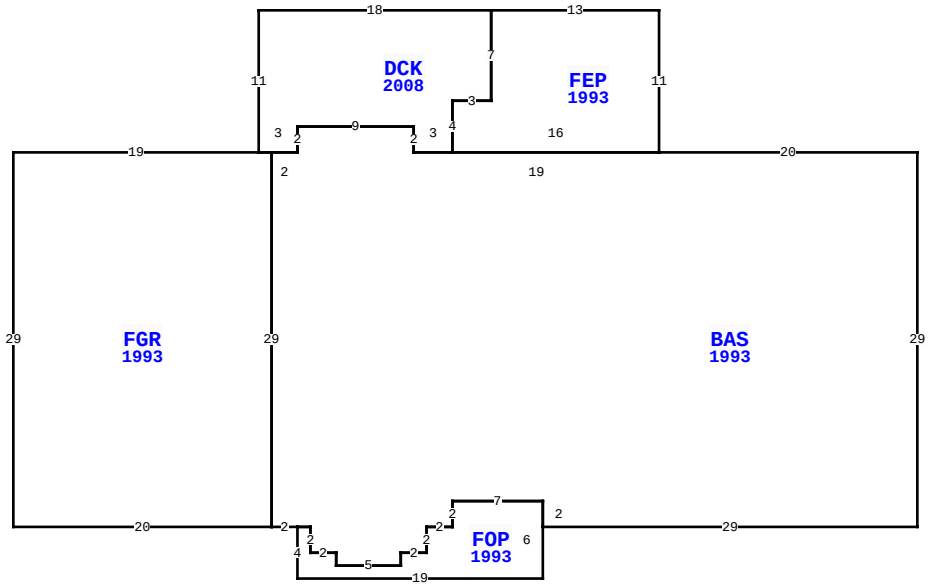
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100	1993	1,477	236,701
DCK	168	10	2008	17	2,724
FEP	155	80	1993	124	19,872
FGR	580	55	1993	319	51,122
FOP	67	30	1993	20	3,205
TOTALS	2,447			1,957	313,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,957	123.9700	172.32	337,230	1991	2010	0	0	0	7.00	93.00

1 SNGL FAM 100% - 2025 Heated Area: 1477 HX Base Yr 2025



2355 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		313,624
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		493,624
SOH/AGL Deduction		0
ASSESSED VALUE		493,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		442,213
TOTAL JUST VALUE		493,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0154	BATH/KITCHEN REMO	29,000	03/31/2026
20090528	REPAIR/RRF	6,000	04/29/2009
7082	ADDITION	2,950	06/04/1992
6545	NEW CONSTR	60,000	05/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1178	5/25/2023	WD	Q	I	01	605,000
GRANTOR: O'BRIEN CHRISTINE						
GRANTEE: HEMPHILL MATTHEW J						
2644/691	5/25/2023	WD	U	I	11	100
GRANTOR: SHIRK PAUL MICHAEL &						
GRANTEE: HEMPHILL MATTHEW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FEP=[YR=1993] N11 W13 DCK=[YR=2008] W18 S11 FGR=[YR=1993] W19 S29 E20 N29 W1$ E3 N2 E9 S2 E3 N4 E3 N7$ S7 W3 S4 E16$ W19 N2 W9 S2 W2 S29 E2 FOP=[YR=1993] S4 E19 N6 W7 S2 W2 S2 W2 S1 W5 N1 W2 N2 W1$ E1 S2 E2 S1 E5 N1 E2 N2 E2 N2 E7 S2 E29 N29$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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