

LOT 82
IN OR 2038/1836
PIRATES BAY PB 5/213

LEEPER FAMILY TRUST
2628 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0082-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

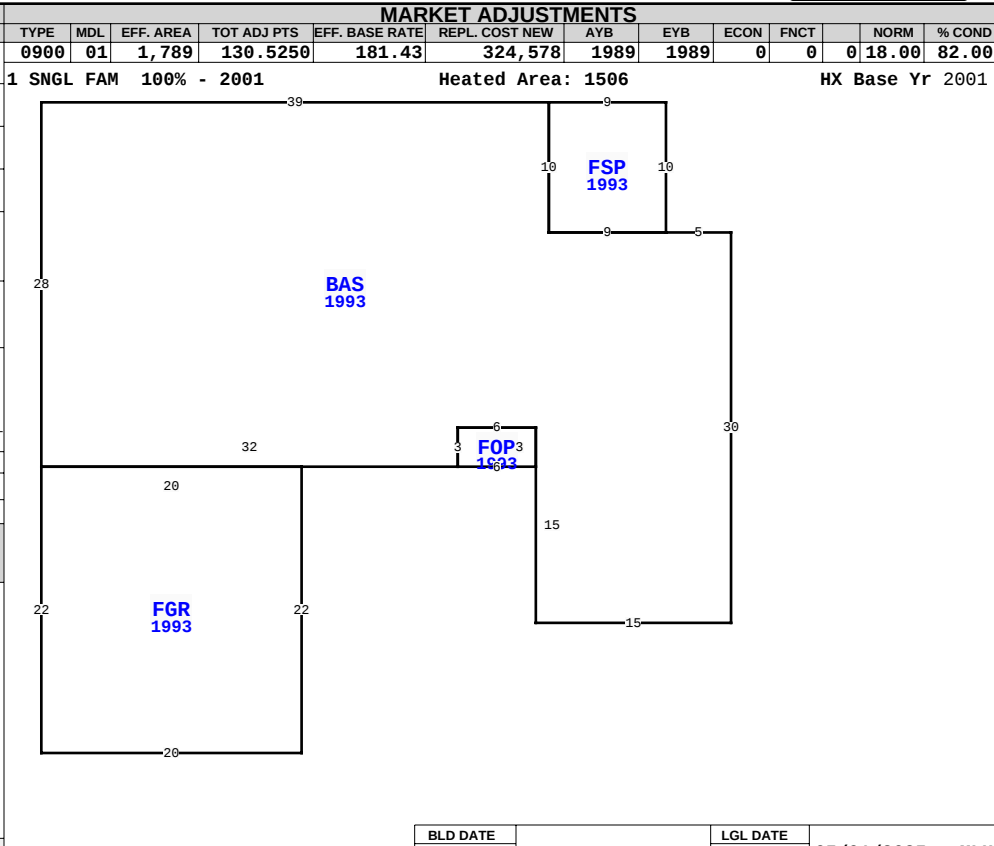
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,506	100	1993	1,506	224,052
FGR	440	55	1993	242	36,003
FOP	18	30	1993	5	744
FSP	90	40	1993	36	5,355
TOTALS	2,054			1,789	266,154

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
3	1242	WD DECK A	0	100	20	14	392.00	SF	10.00	10.00	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
6	0820	WOOD WALK	0	100	0	0	148.00	SF	11.75	11.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	



2628 PIRATES BAY DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/01/2025 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
266,154											
TOTAL MARKET OB/XF VALUE											
46,150											
TOTAL LAND VALUE - MARKET											
180,000											
TOTAL MARKET VALUE											
492,304											
SOH/AGL Deduction											
320,366											
ASSESSED VALUE											
171,938											
TOTAL EXEMPTION VALUE											
HX HB WR											
56,411											
BASE TAXABLE VALUE											
115,527											
TOTAL JUST VALUE											
492,304											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
449,619											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110524	OTHER	195	04/11/2011
5617	NEW CONSTR	70,000	10/12/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2038/1836	4/08/2016	WD	U	I	11	100	
GRANTOR: LEEPER JOE T & ALBERT							
GRANTEE: LEEPER FAMILY TRUST							
0917/1826	2/02/2000	WD	Q	I		148,000	
GRANTOR: ZENTZ JAMES FRANKLIN							
GRANTEE: LEEPER JOE T & ALBE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W5 FSP=[YR=1993] N10 W9 S10 E9\$ W9 N10 W39 S28											
FGR=[YR=1993] S22 E20 N22 W20 \$ E32 FOP=[YR=1993] E6 N3 W6											
S3 \$ N3 E6 S15 E15 N30 \$.											