

BLOCK B LOT 13
IN OR 2248/1734
PIRATES COVE #1 PB 4/6

DEBRUYNE DIDIER
2625 BLACKBEARD PL
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000B-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM	MKT AREA	
NEIGHBORHOOD/LOC	1083.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2,704	443,238
FGR	784	55	431	70,650
FOP	350	30	105	17,211
FUS	1,099	100	1,099	180,147
SFB	616	80	493	80,813
USP	192	30	58	9,507
UUS	126	50	63	10,327
UUS	247	50	124	20,326
TOTALS	6,118		5,077	832,218

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	1,100.00	SF	6.50
4	0810	CONCRETE A	0	100	9	8	72.00	SF	6.50
5	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50
6	1241	WD DECK G	0	100	21	4	84.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,077	124.3550	177.21	899,695	2006	2006	0	0	7.50	92.50
1 SFR CUST - 100% - 0											
Heated Area: 4296											
HX Base Yr											

2625 BLACKBEARD PL, FERNANDINA BEACH											
TOTAL OB/XF 11,074											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				832,218	
TOTAL MARKET OB/XF VALUE				11,074	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				1,093,292	
SOH/AGL Deduction				378,497	
ASSESSED VALUE				714,795	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				664,795	
TOTAL JUST VALUE				1,093,292	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				871,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052744	GAS	1,000	09/27/2005
20052436	H/AC	8,000	08/15/2005
20052302	NEW CONSTR	4,000	07/26/2005
20051650	NEW CONSTR	136,000	04/20/2005
20051531	NEW CONSTR	7,000	04/08/2005
20051460	FOUNDATION	1,000	03/23/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2248/1734	1/09/2019	QC	U	I	11
GRANTOR: DEBRUYNE DOMINIQUE					
GRANTEE: DEBRUYNE DIDIER					
1911/1404	4/11/2014	WD	Q	I	01
GRANTOR: KRYSIAK MICHAEL & ALI					
GRANTEE: DEBRUYNE DIDIER & D					

BUILDING NOTES									
FGR=[YR=2006] W29 S9 BAS=[YR=2006] W8 USP=[YR=2006] N2 W12 S16 E12 N14\$S14 W30 N27 W18 S27 W2S20 E5S19E19 N1FOP=[YR=2006] E44 N14 W6 S7 W38 S7 \$N7 E38 N13 E8N14 W9S3W3N21\$ S21E3N3E9N2E19 N13W2N12\$ PTR= N30E10 SFB=[YR=2006] N3E6 N5 W2N12W5 N5 W19S5 W5S17E19S3E6\$W10S30\$ PTR= W40N40 FUS=[YR=2006] N10 UUS=[YR=2006] N9 W14S9 E14\$W14 N9 W21 S5 W22 S14 E3 UUS=[YR=2006] S13 E19 N13W19\$E19 S12 E21N12E14\$ E40S40\$.									