BLOCK B LOT 17
PIRATES COVE 1 REPLAT PB 5/8

WOOTEN FAMILY TRUST/WOOTEN STEVEN C TRUSTEE
2609 BLACKBEARD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000B-0170

BUILDING CHARACTERISTICS

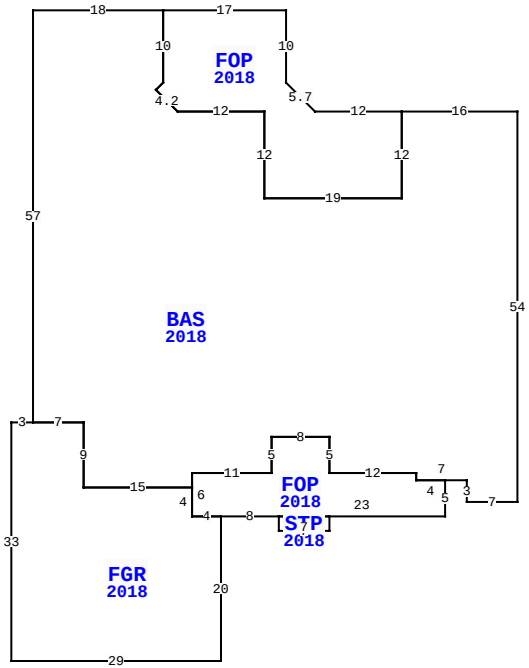
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,351	100	3,351	547,592
FGR	770	55	424	69,287
FOP	246	30	74	12,093
FOP	473	30	142	23,205
STP	14	10	1	164
TOTALS	4,854		3,992	652,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,992	116.4240	165.90	662,273	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 3351 HX Base Yr 2019



2609 BLACKBEARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		652,339
TOTAL MARKET OB/XF VALUE		62,098
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		964,437
SOH/AGL Deduction		271,126
ASSESSED VALUE		693,311
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		643,311
TOTAL JUST VALUE		964,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170294	CO ISSUED	0	03/26/2018
20180251	SCRNROOML	14,485	01/24/2018
20171327	SWIM POOL	30,000	05/03/2017
20170294	NEW CONSTR	423,660	01/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/0734	2/19/2021	WD	U	I	11	100
GRANTOR: WOOTEN STEVEN C & LIS						
GRANTEE: WOOTEN FAMILY TRUST						
2037/1237	4/01/2016	WD	Q	V	01	158,000
GRANTOR: MEE BRIAN T						
GRANTEE: WOOTEN STEVEN C & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W12 U4 L4 N10 W17 S10 D1 L1 D3 R3 E12 S12 E19 N12$ S12 W19 N12 W12 U3 L3 R1 U1 N10 W18 S57 FGR=[YR=2018] W3 S33 E29 N20 FOP=[YR=2018] E8 STP=[YR=2018] S2 E7 N2 W7 $ E23 N5 W4 N1 W12 N5 W8 S5 W11 S6 E4$ W4 N4 W15 N9 W7$ E7 S9 E15 N2 E11 N5 E8 S5 E12 S1 E7 S3 E7 N54$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	3,960	
2	0861	POOL GUNIT	0	100	0	0	308.00	SF	85.00	85.00	100	2018	2018	3	90	23,562	
3	0911	SCRN RM A	0	100	0	0	1,053.00	SF	17.50	17.50	100	2018	2018	3	86	15,848	
4	0855	CONC PAVER	0	100	0	0	745.00	SF	10.00	10.00	100	2018	2018	3	98	7,301	
5	0855	CONC PAVER	0	100	0	0	1,166.00	SF	10.00	10.00	100	2018	2018	3	98	11,427	

LAND DESCRIPTION

TOTAL OB/XF 62,098

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	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 07/03/2018 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS