

BLOCK C LOT 2
IN OR 2193/998
PIRATES COVE 1 REPLAT PB 5/8

HARRIS JOHN M & LAURA L
2606 BLACKBEARD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000C-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,793	100	1,793	276,797
FGR	457	55	251	38,748
FOP	188	30	56	8,645
FUS	897	100	897	138,476

TOTALS	3,335	2,997	462,665
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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	1241	WD DECK G	0	100	25	15	375.00	UT	11.50
3	1242	WD DECK A	0	100	4	5	20.00	SF	10.00
4	1242	WD DECK A	0	100	4	4	16.00	SF	11.00
5	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50
6	0810	CONCRETE A	0	100	169	9	1,521.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		R-1A	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,997	119.8406	170.77	511,798	2002	2002	0	0	0	9.60	90.40
1 SFR CUST - 100% - 2019												
Heated Area: 2690												
HX Base Yr 2019												
2606 BLACKBEARD PL, FERNANDINA BEACH												

TOTAL OB/XF												
13,455												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		462,665	
TOTAL MARKET OB/XF VALUE		13,455	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		726,120	
SOH/AGL Deduction		268,342	
ASSESSED VALUE		457,778	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		407,778	
TOTAL JUST VALUE		726,120	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		599,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011670	NEW CONSTR	172,343	07/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0998	5/01/2018	WD Q	Q	I	01	645,000
GRANTOR: STEPHENS BEN G & JENN						
GRANTEE: HARRIS JOHN M & LAU						
1041/0127	3/01/2002	WD U	U	V	21	85,000
GRANTOR: NASSAU BLDG & SUPPLY						
GRANTEE: STEPHENS BEN G & JE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2002] W7 N2 W8 S2 W6 S21 BAS=[YR=2002] W2 N2 W7 S2 W16 N3 W6 S3 W5 S19 FOP=[YR=2002] S10 E4 S4 E6 S4 E4 N4 E4 N2 E7 N6 W6 S2 W14 N8 W5 \$ E5 S8 E14 N2 E6 S6 E2 S3 E6 N3 E8 S7 E4 S2 E8 N2 E4 N38 W21 \$ E21 N21 \$ PTR= E15 FUS=[YR=2002] E40 S19 W8 S6 W16 S3 W6 N3 W2 N11 W5 S5 W3 N19 \$ W15 \$.									