LOT 34
PIRATES BAY PB 5/213

VANKUIKEN TIMOTHY J & LISA H
2645 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0034-0000

BUILDING CHARACTERISTICS

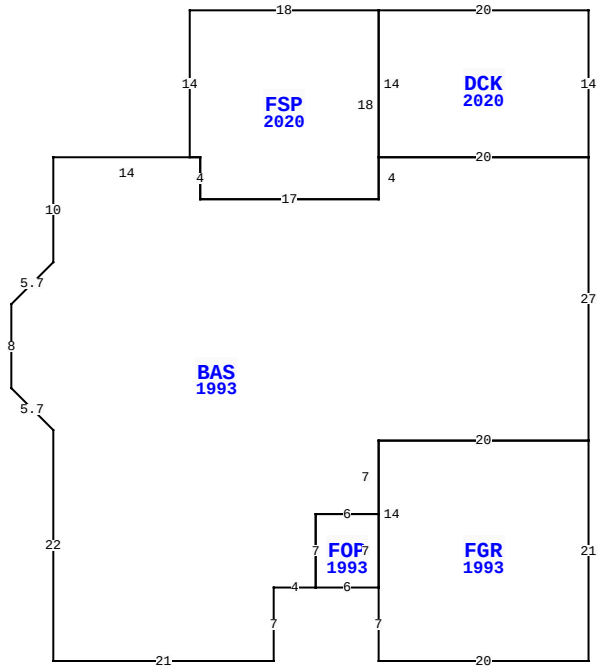
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	217,512
DCK	280	10	28	3,212
FGR	420	55	231	26,500
FOP	42	30	13	1,491
FSP	320	40	128	14,684
TOTALS	2,958		2,296	263,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	115.1304	136.72	313,909	1990	1990	0	0	0	16.09	83.91

1 SNGL FAM – 100% - 2020 Heated Area: 1896 HX Base Yr 2020



2645 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,401
TOTAL MARKET OB/XF VALUE		4,797
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		398,198
SOH/AGL Deduction		93,219
ASSESSED VALUE		304,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,979
TOTAL JUST VALUE		398,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200029	SCRN ENCL	83,545	02/07/2020
5852	NEW CONSTR	83,545	03/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2291/0072	7/16/2019	WD	Q	I	01	338,000
GRANTOR: STANLEY BRYAN SARAH L						
GRANTEE: VANKUIKEN TIMOTHY J						
2240/1572	11/27/2018	LE	U	I	11	100
GRANTOR: STANLEY BRYAN SARAH						
GRANTEE: STANLEY BRYAN S L/E						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2020] N14 W20 FSP=[YR=2020] W18 S14 E1 S4 E17 N18$S14 E20$ BAS=[YR=1993] W20 S4 W17 N4 W14 S10 L4 D4 S8 R4 D4 S22 E21 N7 E4 FOP=[YR=1993] E6 FGR=[YR=1993] S7 E20 N21 W20 S14$N7W6 S7$ N7 E6 N7 E20 N27$.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	728.00	SF	5.20	5.20	100	1990	1990	3	62	2,347	

LAND DESCRIPTION

TOTAL OB/XF 4,797

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 04/27/2021 BY RK Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS