LOT 85
IN OR 852/1965
PIRATES BAY PB 5/213

MACKINSON DAVID JR & GAIL
2564 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-164B-0085-0000**

## BUILDING CHARACTERISTICS

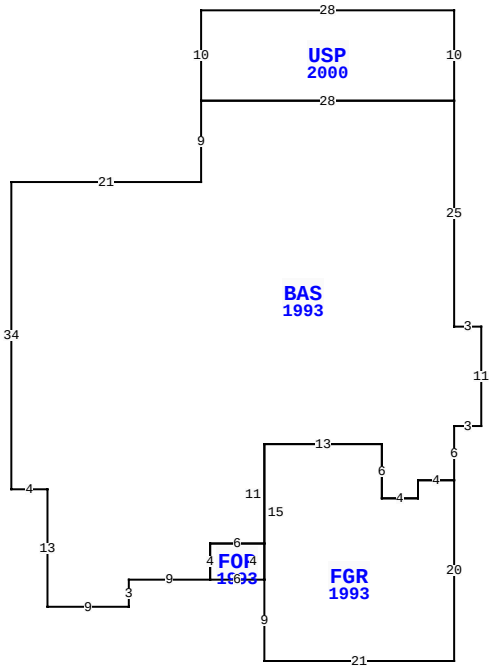
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 2,129 | 100 | 2,129 | 228,971 |
| FGR | 464 | 55 | 255 | 27,425 |
| FOP | 24 | 30 | 7 | 753 |
| USP | 280 | 30 | 84 | 9,034 |
| TOTALS | 2,897 | | 2,475 | 266,183 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,475 | 114.7872 | 136.31 | 337,367 | 1990 | 1990 | 0 | 0 | 0 | 21.10 | 78.90 |

1 SNGL FAM – 100% - 1999 Heated Area: 2129 HX Base Yr 1999




2564 PIRATES BAY DR, 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 | | 266,183 |
| TOTAL MARKET OB/XF VALUE | | 5,386 |
| TOTAL LAND VALUE - MARKET | | 130,000 |
| TOTAL MARKET VALUE | | 401,569 |
| SOH/AGL Deduction | | 214,773 |
| ASSESSED VALUE | | 186,796 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 136,796 |
| TOTAL JUST VALUE | | 401,569 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 407,667 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121559 | ROOF | 7,250 | 08/01/2012 |
| B990375 | ADDITION | 2,400 | 05/07/1999 |
| 5916 | NEW CONSTR | 74,165 | 04/16/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0852/1965 | 10/20/1998 | WD | Q | I | | 150,000 |
| GRANTOR: STETTLER GLEN J & JUD | | | | | | |
| GRANTEE: MACKINSON DAVID JR | | | | | | |
| 0601/1085 | 7/11/1990 | WD | Q | I | | 128,100 |
| GRANTOR: NORTH PT CONST CO | | | | | | |
| GRANTEE: STETTLER GLEN & J K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2000] W28 S10 BAS=[YR=1993] S9 W21 S34 E4 S13 E9 N3 E9 FOP=[YR=1993] E6 FGR=[YR=1993] S9 E21 N20 W4 S2 W4 N6 W13 S15 $ N4 W6 S4 $ N4 E6 N11 E13 S6 E4 N2 E4 N6 E3 N11 W3 N25 W28 $ E28 N10 $ .

## 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 | 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,184.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 62 | 2,936 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,386

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 130,000.00 | 130,000.00 | 130,000 | | | | | | | |

REVIEW DATE 02/06/2017 BY DJX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS