LOT 34
PIRATES BAY PB 5/213

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

2024

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

BUILDING CHARACTERISTICS

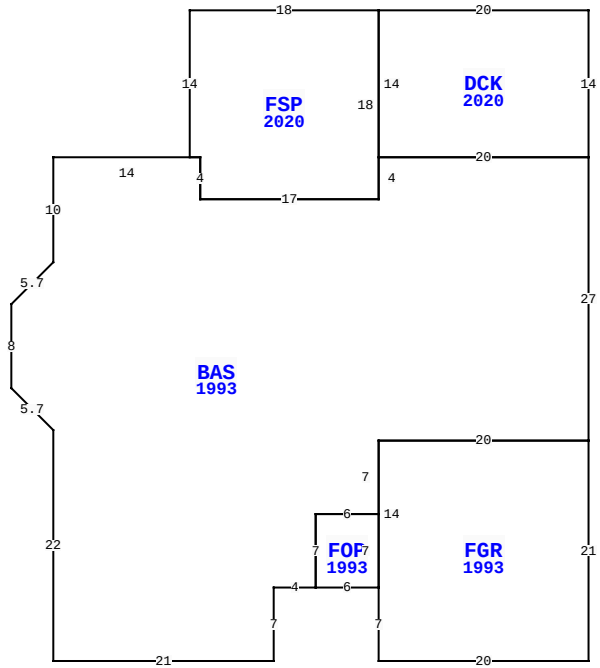
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	228,187
DCK	280	10	28	3,369
FGR	420	55	231	27,801
FOP	42	30	13	1,565
FSP	320	40	128	15,405
TOTALS	2,958		2,296	276,328

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	143.91	330,417	1990	1990	0	0	0	16.37	83.63

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	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		276,328
TOTAL MARKET OB/XF VALUE		4,632
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		455,960
SOH/AGL Deduction		141,832
ASSESSED VALUE		314,128
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,128
TOTAL JUST VALUE		455,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,198

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

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	68	2,380	
2	0811	CONCRETE B	0	100	0	0	728.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,252	

LAND DESCRIPTION

TOTAL OB/XF 4,632

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 04/27/2021 BY RK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS