LOT 38 IN OR 894/1360
PIRATES BAY PB5/213

HOPKINS WILLIAM S
2597 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

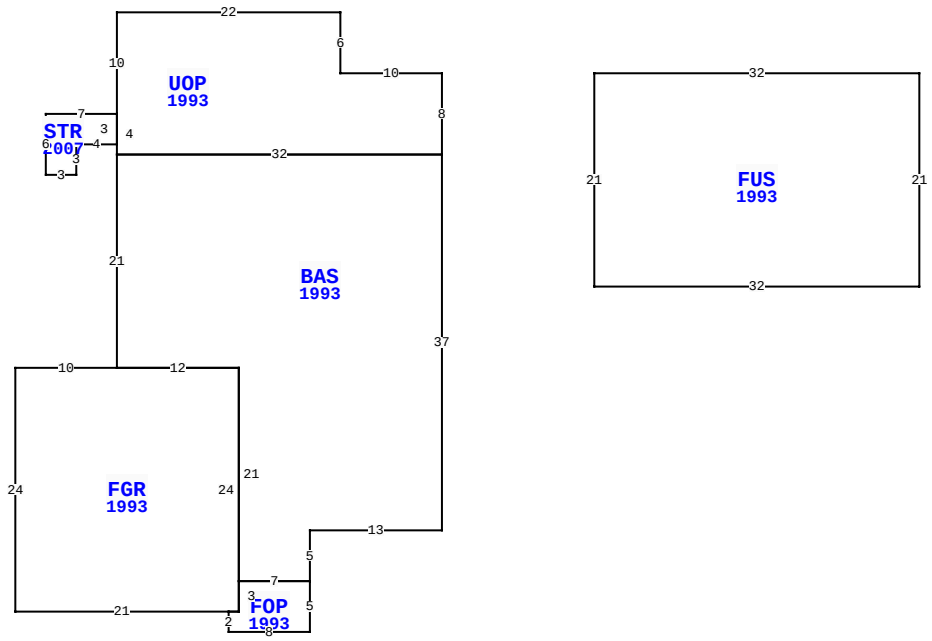
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,027	100	1,027	130,377
FGR	528	55	290	36,816
FOP	37	30	11	1,397
FUS	672	100	672	85,310
STR	30	10	3	381
UOP	388	20	78	9,903
TOTALS	2,682		2,081	264,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	117.0708	146.34	304,534	1992	1996	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2000 Heated Area: 1699 HX Base Yr 2000



2597 PIRATES BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,183
TOTAL MARKET OB/XF VALUE		7,572
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		446,755
SOH/AGL Deduction		272,843
ASSESSED VALUE		173,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,912
TOTAL JUST VALUE		446,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062036	REPAIR/RRF	4,800	09/01/2006
B969849	REPAIR/RRF	2,299	06/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/1360	8/10/1999	WD	Q	I		149,500
GRANTOR: ADAMS JERRY L & REBEC						
GRANTEE: HOPKINS WILLIAM S						
0845/0156	8/17/1998	WD	Q	I		136,500
GRANTOR: MEIER JOHN H & LENA R						
GRANTEE: ADAMS JERRY L & REB						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 N6 W22 S10 STR=[YR=2007] W7 S6 E3 N3 E4 N3$ S4 BAS=[YR=1993] S21 FGR=[YR=1993] W10 S24 E21 FOP=[YR=1993] S2 E8 N5 W7 S3 W1 $ E1 N24 W12 $ E12 S21 E7 N5 E13 N37 W32 $ E32 N8 $ PTR= E15 FUS=[YR=1993] E32 S21 W32 N21 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	1992	1992	3	64	2,203	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	1992	1992	3	64	150	
4	0825	BRICK	0	100	0	0	241.00	SF	12.50	12.50	100	1993	1993	3	89	2,681	
5	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1992	1992	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 7,572

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS