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

MACKINSON GAIL
2564 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2024

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

NASSAU COUNTY PROPERTY

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

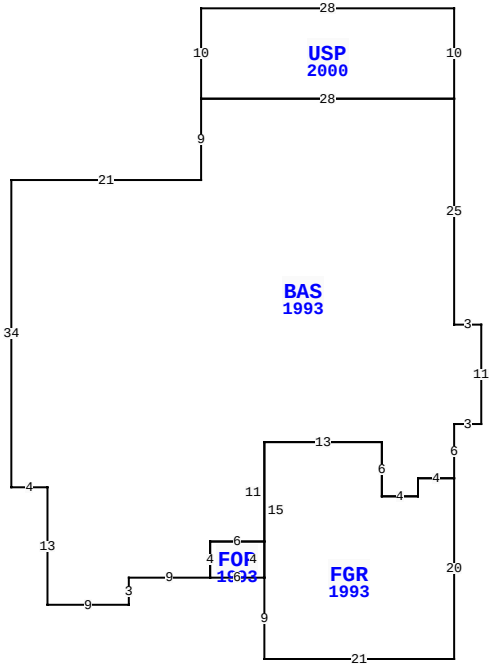
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,129	100	2,129	239,610
FGR	464	55	255	28,699
FOP	24	30	7	788
USP	280	30	84	9,454
TOTALS	2,897		2,475	278,551

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	143.48	355,113	1990	1990	0	0	0	21.56	78.44

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	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		278,551
TOTAL MARKET OB/XF VALUE		5,198
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		458,749
SOH/AGL Deduction		266,349
ASSESSED VALUE		192,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,400
TOTAL JUST VALUE		458,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,569

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	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,184.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,818	

LAND DESCRIPTION

TOTAL OB/XF 5,198

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS