BLOCK B LOTS 6 & 7
PIRATES COVE 1 PB 4/6

PARK BENCH INVESTMENTS LLC
319 BENJAMIN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000B-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

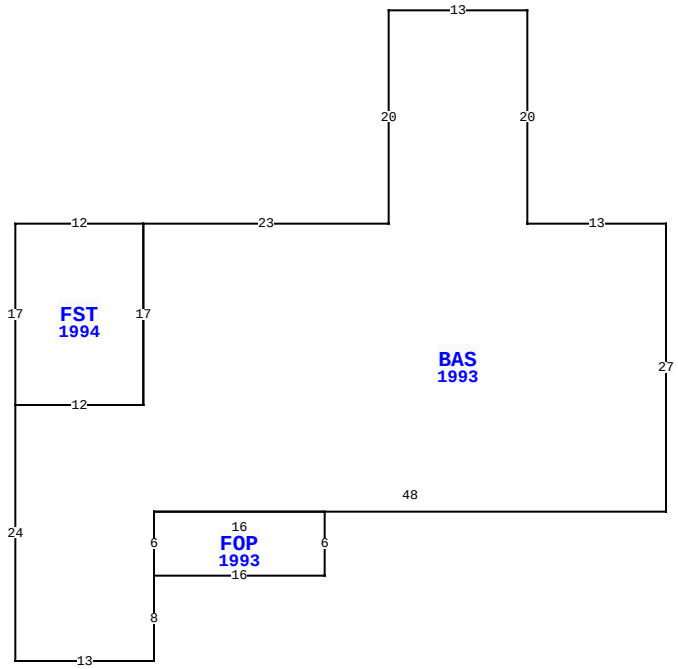
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	1993	1,885	167,217
FOP	96	30	1993	29	2,573
FST	204	55	1994	112	9,935
TOTALS	2,185			2,026	179,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	121.5200	121.52	246,200	1960	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1885 HX Base Yr



2626 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,594
TOTAL MARKET OB/XF VALUE	17,897
TOTAL LAND VALUE - MARKET	810,000
TOTAL MARKET VALUE	1,065,491
SOH/AGL Deduction	245,299
ASSESSED VALUE	820,192
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	820,192
TOTAL JUST VALUE	1,065,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	745,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142360	PTO	25,000	11/04/2014
20091401	REPAIR/RRF	11,500	10/14/2009
20090944	REPAIR/RRF	5,000	07/20/2009
20090742	REPAIR/RRF	9,000	06/12/2009
20090573	DEMOLITION	0	05/07/2009
7091	ADDITION	1,000	06/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2621/1817	2/27/2023	QC	U	I	11	100
GRANTOR: STURGES DANIEL DAVID						
GRANTEE: PARK BENCH INVESTME						
2502/1450	10/05/2021	QC	U	I	11	100
GRANTOR: STURGES NANCY A REV T						
GRANTEE: STURGES DANIEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N20 W13 S20 W23 FST=[YR=1994] W12 S17 E12 N17$ S17 W12 S24 E13 N8 FOP=[YR=1993] E16 N6 W16 S6 $ N6 E48 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	0825	BRICK	0	0	0	0	1,159.00	SF	12.50	12.50	100	1986	1986	3	81	11,735	
2	0825	BRICK	0	0	0	0	267.00	SF	12.50	12.50	100	1970	1970	3	54	1,802	
3	0350	CARPORT WD	0	0	0	0	516.00	SF	13.00	13.00	100	2015	2015	3	65	4,360	

LAND DESCRIPTION

TOTAL OB/XF 17,897

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	RES	0	0003	R-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	810,000							

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 810,000 Market: 0 Agricultural: 0 Common: 810,000 PRINTED 07/30/2025 BY SYS

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PIRATES COVE 1 PB 4/6

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FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000B-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 60
Interior Floo	03	CONC FINSH 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

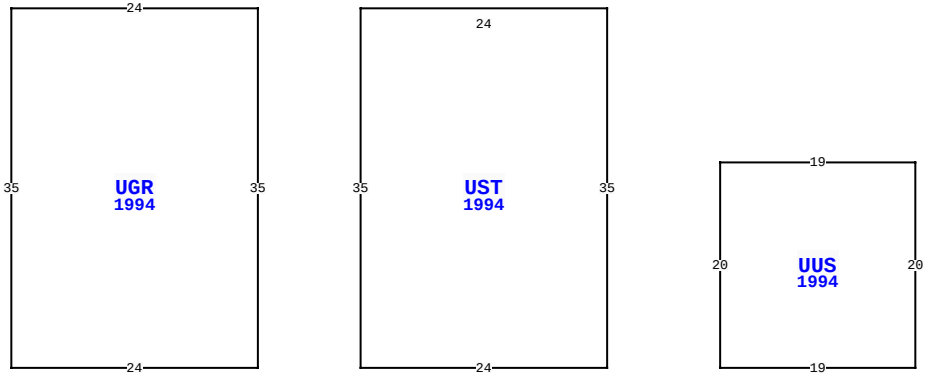
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UGR	840	45	1994	378	23,122
UST	840	45	1994	378	23,122
UUS	380	50	1994	190	11,623
TOTALS	2,060			946	57,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	946	69.1200	69.12	65,388	1991	2000	0	0	0	11.50	88.50

2 SINGLE FAM – 0% - 2024 Heated Area: 0 HX Base Yr



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BASE TAXABLE VALUE	820,192
TOTAL JUST VALUE	1,065,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	745,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6939	ADDITION	2,000	03/09/1992
6041	GARAGE	9,000	06/22/1990
416	REPAIR/RRF	2,100	02/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1817	2/27/2023	QC	U	I	11	100
GRANTOR: STURGES DANIEL DAVID						
GRANTEE: PARK BENCH INVESTME						
2502/1450	10/05/2021	QC	U	I	11	100
GRANTOR: STURGES NANCY A REV T						
GRANTEE: STURGES DANIEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1994] W24 S35 E24 N35 $ PTR= E10 UST=[YR=1994] E24 S35 W24 N35 $ W10 $ PTR= E45S15 UUS=[YR=1994] E19 S20W19 N20 $N15 W45 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 810,000 Market: 0 Agricultural: 0 Common: 810,000 PRINTED 07/30/2025 BY SYS