BLOCK B LOT 13
IN OR 2248/1734
PIRATES COVE #1 PB 4/6

DEBRUYNE DIDIER
2625 BLACKBEARD PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000B-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

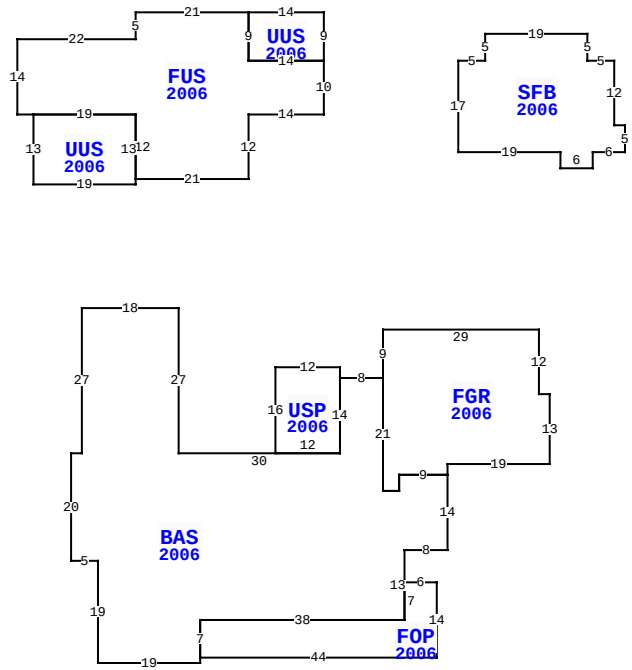
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2006	2,704	486,123
FGR	784	55	2006	431	77,485
FOP	350	30	2006	105	18,876
FUS	1,099	100	2006	1,099	197,578
SFB	616	80	2006	493	88,631
USP	192	30	2006	58	10,427
UUS	126	50	2006	63	11,326
UUS	247	50	2006	124	22,293
TOTALS	6,118			5,077	912,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,077	124.3550	196.48	997,529	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 0 Heated Area: 4296 HX Base Yr 2015



2625 BLACKBEARD PL, FERNANDINA BEACH

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

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	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2006	2006	3	86	503	
3	0810	CONCRETE A	0	100	0	0	1,100.00	SF	6.50	6.50	100	2006	2006	3	86	6,149	
4	0810	CONCRETE A	0	100	9	8	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	
5	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	2006	2006	3	86	201	
6	1241	WD DECK G	0	100	21	4	84.00	UT	11.50	11.50	100	2006	2006	3	40	386	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		912,739
TOTAL MARKET OB/XF VALUE		10,756
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		1,328,495
SOH/AGL Deduction		570,905
ASSESSED VALUE		757,590
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		706,868
TOTAL JUST VALUE		1,328,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,132,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052744	GAS	1,000	09/27/2005
20052436	H/AC	8,000	08/15/2005
20052302	NEW CONSTR	4,000	07/26/2005
20051650	NEW CONSTR	136,000	04/20/2005
20051531	NEW CONSTR	7,000	04/08/2005
20051460	FOUNDATION	1,000	03/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/1734	1/09/2019	QC	U	I	11	100
GRANTOR: DEBRUYNE DOMINIQUE						
GRANTEE: DEBRUYNE DIDIER						
1911/1404	4/11/2014	WD	Q	I	01	680,000
GRANTOR: KRYSIAK MICHAEL & ALI						
GRANTEE: DEBRUYNE DIDIER & D						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W29 S9 BAS=[YR=2006] W8 USP=[YR=2006] N2 W12 S16 E12 N14$S14 W30 N27 W18 S27 W2S20 E5S19E19 N1FOP=[YR=2006] E44 N14 W6 S7 W38 S7 $N7 E38 N13 E8N14 W9S3W3N21$ S21E3N3E9N2E19 N13W2N12$ PTR= N30E10 SFB=[YR=2006] N3E6 N5 W2N12W5 N5 W19S5 W5S17E19S3E6$W10S30$ PTR= W40N40 FUS=[YR=2006] N10 UUS=[YR=2006] N9 W14S9 E14$W14 N9 W21 S5 W22 S14 E3 UUS=[YR=2006] S13 E19 N13W19$E19 S12 E21N12E14$ E40S40$.

LAND DESCRIPTION

TOTAL OB/XF 10,756

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS