

BLOCK C LOT 2
IN OR 2193/998
PIRATES COVE 1 REPLAT PB 5/8

HARRIS JOHN M & LAURA L
2606 BLACKBEARD PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000C-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1083.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	2002	1,793	303,517
FGR	457	55	2002	251	42,489
FOP	188	30	2002	56	9,480
FUS	897	100	2002	897	151,843

TOTALS	3,335			2,997	507,329
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	1241	WD DECK G	0	100	25	15	375.00	UT	11.50
3	1242	WD DECK A	0	100	4	5	20.00	SF	10.00
4	1242	WD DECK A	0	100	4	4	16.00	SF	11.00
5	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50
6	0810	CONCRETE A	0	100	169	9	1,521.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,997	119.8406	189.35	567,482	2002	2002	0	0	0 10.60	89.40
1 SFR CUST - 100% - 2019											
Heated Area: 2690											
HX Base Yr 2019											
2606 BLACKBEARD PL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2025 MLU											

TOTAL OB/XF											
12,928											

TOTAL OB/XF											
12,928											

Market:	0
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Agricultural:	0
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Common:	405,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		507,329	
TOTAL MARKET OB/XF VALUE		12,928	
TOTAL LAND VALUE - MARKET		405,000	
TOTAL MARKET VALUE		925,257	
SOH/AGL Deduction		440,072	
ASSESSED VALUE		485,185	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		434,463	
TOTAL JUST VALUE		925,257	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		747,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011670	NEW CONSTR	172,343	07/20/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2193/0998	5/01/2018	WD Q	Q	I	01
SALE PRICE					
645,000					
GRANTOR: STEPHENS BEN G & JENN					
GRANTEE: HARRIS JOHN M & LAU					
1041/0127	3/01/2002	WD U	U	V	21
SALE PRICE					
85,000					
GRANTOR: NASSAU BLDG & SUPPLY					
GRANTEE: STEPHENS BEN G & JE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2002] W7 N2 W8 S2 W6 S21 BAS=[YR=2002] W2 N2 W7 S2 W16 N3 W6 S3 W5 S19 FOP=[YR=2002] S10 E4 S4 E6 S4 E4 N4 E4 N2 E7 N6 W6 S2 W14 N8 W5 \$ E5 S8 E14 N2 E6 S6 E2 S3 E6 N3 E8 S7 E4 S2 E8 N2 E4 N38 W21 \$ E21 N21 \$ PTR= E15 FUS=[YR=2002] E40 S19 W8 S6 W16 S3 W6 N3 W2 N11 W5 S5 W3 N19 \$ W15 \$.									

TOTAL OB/XF									
12,928									

Market:	0
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Agricultural:	0
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Common:	405,000
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