BLOCK D LOTS 8 & 9
PIRATES COVE 1 REPLAT PB 5/8

PETERS ROBERT L & JODY D
P O BOX 15163
FERNANDINA BEACH, FL 32035

2025

00-00-31-1640-000D-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

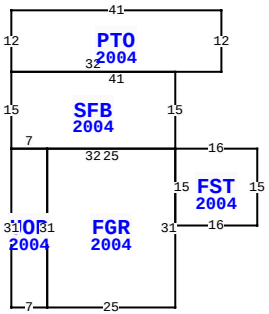
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1083.00	

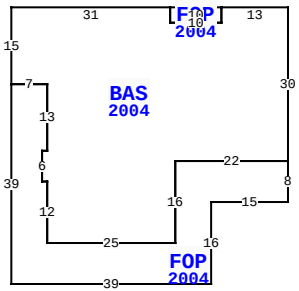
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2004	1,891	296,411
FGR	775	55	2004	426	66,775
FOP	30	30	2004	9	1,410
FOP	755	30	2004	226	35,425
FST	240	55	2004	132	20,691
FUS	1,551	100	2004	1,551	243,116
PTO	492	5	2004	25	3,918
SFB	480	80	2004	384	60,191
UOP	217	20	2004	43	6,740
TOTALS	6,431			4,687	734,679

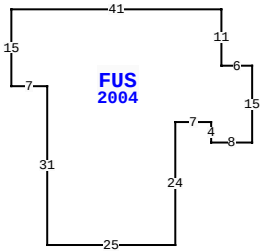
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,687	109.8048	173.49	813,148	2004	2004	0	0	0	9.65	90.35

1 SFR CUST – 100% - 2005 Heated Area: 3826 HX Base Yr 2005







2626 COUNTESS OF EGMONT ST, 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		734,679
TOTAL MARKET OB/XF VALUE		58,499
TOTAL LAND VALUE - MARKET		810,000
TOTAL MARKET VALUE		1,603,178
SOH/AGL Deduction		757,072
ASSESSED VALUE		846,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		795,384
TOTAL JUST VALUE		1,603,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,288,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040598	GAS	1,000	03/26/2004
20040553	SWIM POOL	30,000	03/22/2004
20040450	H/AC	7,000	03/08/2004
20040338	ELEC OTHER	5,000	02/25/2004
20033922	NEW CONSTR	345,000	09/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/802	6/10/2024	WD	Q	V	03	395,000
GRANTOR: ARTIEDA JORGE RAMIRO						
GRANTEE: PETERS ROBERT L & J						
0968/0613	1/26/2001	WD	U	V	21	85,000
GRANTOR: NASSAU BUILDING & SUP						
GRANTEE: PETERS ROBERT L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] E31 FOP=[YR=2004] E10 S3 W10 N3$ S3 E10 N3 E13 S30 FOP=[YR=2004] S8 W15 S16 W39 N39 E7 S13 W1 S6 E1 S12 E25 N16 E22$ W22 S16 W25 N12 W1 N6 E1 N13 W7 N15$ PTR=E65 FUS=[YR=2004] E41 S11 E6 S15 W8 N4 W7 S24 W25 N31 W7 N15$ W65$ PTR=N15 UOP=[YR=2004] N31 SFB=[YR=2004] N15 PTO=[YR=2004] N12 E41 S12 W41$ E32 S15 FST=[YR=2004] E16 S15 W16 N15$ FGR=[YR=2004] S31 W25 N31 E25$ W32$ E7 S31 W7$ S15$.

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	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2004	2004	3	83	129	
3	0810	CONCRETE A	0	100	75	20	1,500.00	SF	6.50	6.50	100	2004	2004	3	83	8,093	
4	0855	CONC PAVER	0	100	0	0	1,975.00	SF	10.00	10.00	100	2004	2004	3	83	16,393	
5	0861	POOL GUNIT	0	100	31	24	744.00	SF	85.00	85.00	100	2004	2004	3	32	20,237	
6	1241	WD DECK G	0	100	12	46	552.00	UT	23.00	23.00	100	2004	2004	3	32	4,063	
7	1241	WD DECK G	0	100	8	16	128.00	UT	23.00	23.00	100	2004	2004	3	32	942	
8	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	11.50	100	2004	2004	3	32	191	
9	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	11.50	100	2004	2004	3	32	191	
10	0920	CWALL-WD/M	0	100	0	0	20.00	LF	390.00	390.00	100	2004	2004	3	21	1,638	

TOTAL OB/XF 54,922

LAND DESCRIPTION

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							
2	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 07/23/2024 BY HSA 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 REPLAT PB 5/8

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	1131	REINFR 8	0	100	52	4	208.00	SF	9.45	9.45	100	2004	2004	3	95	1,867	
12	0350	CARPORT WD	0	100	10	14	140.00	SF	13.00	13.00	100	2004	2004	3	21	382	
13	0855	CONC PAVER	0	100	40	4	160.00	SF	10.00	10.00	100	2004	2004	3	83	1,328	

LAND DESCRIPTION

TOTAL OB/XF 3,577

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

REVIEW DATE 07/23/2024 **BY** HSA Total Acres: 0.00 Total Land Value: 810,000 Market: 0 Agricultural: 0 Common: 810,000 **PRINTED** 07/30/2025 **BY** SYS