LOT 34
PIRATES BAY PB 5/213

VAN KUIKEN TIMOTHY J & LISA H L/E/
2645 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0034-0000

BUILDING CHARACTERISTICS

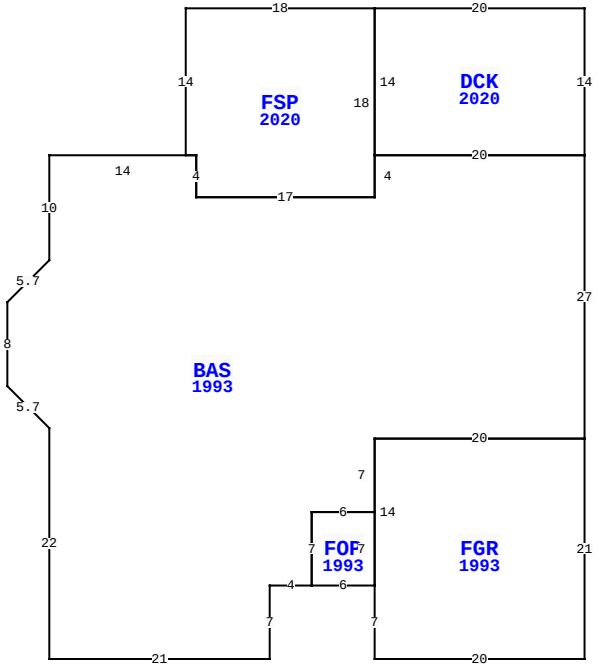
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1993	1,896	251,080
DCK	280	10	2020	28	3,708
FGR	420	55	1993	231	30,590
FOP	42	30	1993	13	1,721
FSP	320	40	2020	128	16,951
TOTALS	2,958			2,296	304,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	120.3636	158.88	364,788	1990	1990	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2020 Heated Area: 1896 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/01/2025 MLU
AG DATE	

2645 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	304,051
TOTAL MARKET OB/XF VALUE	4,468
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	488,519
SOH/AGL Deduction	165,281
ASSESSED VALUE	323,238
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	272,516
TOTAL JUST VALUE	488,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200029	SCRN ENCL	83,545	02/07/2020
5852	NEW CONSTR	83,545	03/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1273	9/11/2024	LE	U	I	11	100
GRANTOR: VAN KUIKEN TIMOTHY J						
GRANTEE: VAN KUIKEN ROBERT C						
2291/0072	7/16/2019	WD	Q	I	01	338,000
GRANTOR: STANLEY BRYAN SARAH L						
GRANTEE: VANKUIKEN TIMOTHY J						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2020] N14 W20 FSP=[YR=2020] W18 S14 E1 S4 E17 N18$S14 E20$ BAS=[YR=1993] W20 S4 W17 N4 W14 S10 L4 D4 S8 R4 D4 S22 E21 N7 E4 FOP=[YR=1993] E6 FGR=[YR=1993] S7 E20 N21 W20 S14$N7W6 S7$ N7 E6 N7 E20 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	728.00	SF	5.20	5.20	100	1990	1990	3	57	2,158	

LAND DESCRIPTION

TOTAL OB/XF 4,468

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	180,000.00	180,000.00	180,000							

REVIEW DATE 04/27/2021 BY RK Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS