LOT 40
IN OR 577/40
PIRATES BAY PB5/213

FULFORD DAVID L & SALLY P
2573 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0040-0000

BUILDING CHARACTERISTICS

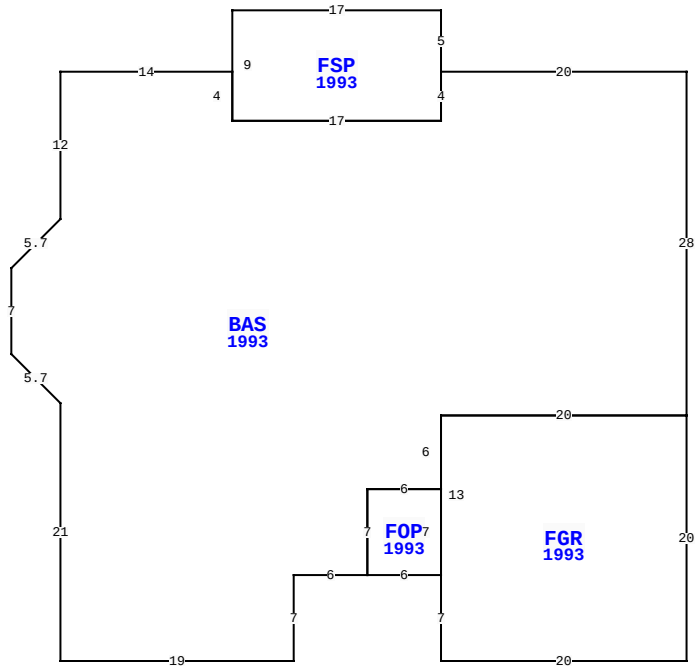
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,898	100	1993	1,898	261,429
FGR	400	55	1993	220	30,303
FOP	42	30	1993	13	1,790
FSP	153	40	1993	61	8,402
TOTALS	2,493			2,192	301,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,192	127.6891	168.55	369,462	1989	1989	0	0	0	18.28	81.72

1 SNGL FAM – 100% - 0 Heated Area: 1898 HX Base Yr



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

2573 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,924
TOTAL MARKET OB/XF VALUE		9,417
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		491,341
SOH/AGL Deduction		313,196
ASSESSED VALUE		178,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,423
TOTAL JUST VALUE		491,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100402	H/AC	3,550	03/05/2010
20071634	REPAIR/RRF	5,388	08/30/2007
5308	NEW CONSTR	79,940	04/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0577/0040	8/15/1989	WD	Q	I		108,300
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: FULFORD DAVID & S						
0563/0590	2/16/1989	WD	U	V	09	63,000
GRANTOR: PIRATES BAY JOINT V						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	838.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,375	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0825	BRICK	0	100	0	0	388.00	SF	12.50	12.50	100	2018	2018	3	99	4,802	

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] N5 W17 S9 E17 N4$ S4 W17 N4 W14 S12 L4 D4 S7 D4 R4 S21 E19 N7 E6 FOP=[YR=1993] E6 FGR=[YR=1993] S7 E20 N20 W20 S13$ N7 W6 S7$ N7 E6 N6 E20 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,417

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 05/16/2019 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS