LOT 47
PIRATES BAY PB5/213

SPENCER RICHARD L III & HARPER
2489 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0047-0000

BUILDING CHARACTERISTICS

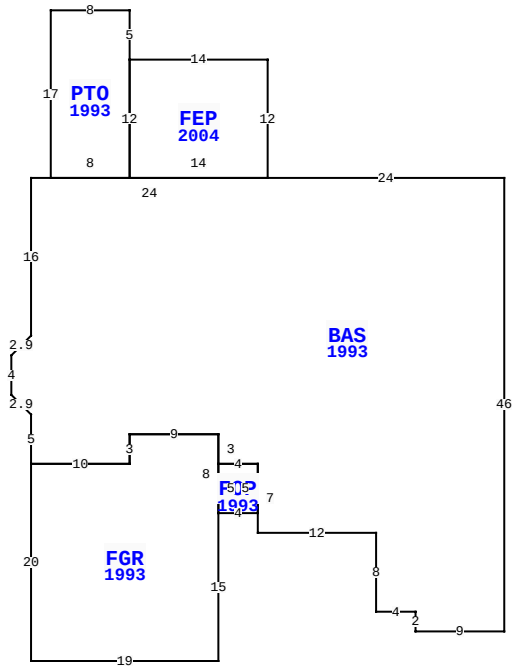
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,674	100	1993	1,674	227,554
FEP	168	80	2004	134	18,215
FGR	407	55	1993	224	30,449
FOP	20	30	1993	6	816
PTO	136	5	1993	7	952
TOTALS	2,405			2,045	277,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,045	122.7303	162.00	331,290	1992	1992	0	0	0	16.09	83.91

1 SNGL FAM – 100% - 2021 Heated Area: 1674 HX Base Yr 2021



2489 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		277,985
TOTAL MARKET OB/XF VALUE		6,207
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		464,192
SOH/AGL Deduction		143,781
ASSESSED VALUE		320,411
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,689
TOTAL JUST VALUE		464,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110347	REPAIR/RRF	4,000	03/11/2011
20102108	REMODEL	2,723	12/09/2010
20081855	REPAIR/RRF	3,062	12/31/2008
20042111	REMODEL	1,000	11/10/2004
B041679	ADDITION	19,000	09/17/2004
7073B	NEW CONSTR	70,775	05/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0715	7/15/2020	WD	Q	I	01	339,000
GRANTOR: RUE KIMBERLY & ROSS D						
GRANTEE: SPENCER RICHARD L I						
1641/1133	9/29/2009	QC	U	I	19	100
GRANTOR: AUBURN ARTHUR D & BAR						
GRANTEE: RUE KIMBERLY & ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=2004] N12 W14 PTO=[YR=1993] N5 W8 S17 E8 N12$ S12 E14$ W24 S16 L2 D2 S4 R2 D2 S5 FGR=[YR=1993] S20 E19 N15 FOP=[YR=1993] E4N5 W4 S5$ N8 W9 S3 W10$ E10 N3E9 S3E4 S7 E12 S8 E4 S2 E9 N46$.

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	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20	5.20	100	1992	1992	3	62	2,615	
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	100	1992	1992	3	62	322	
4	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	1992	1992	3	62	48	
5	0811	CONCRETE B	0	100	0	0	165.00	SF	5.20	5.20	100	2010	2010	3	90	772	

LAND DESCRIPTION

TOTAL OB/XF 6,207

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS