LOT 84
IN OR 613 PG 471
PIRATES BAY PB 5/213

MOWRER MICHAEL J & DANA K
2576 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0084-0000

BUILDING CHARACTERISTICS

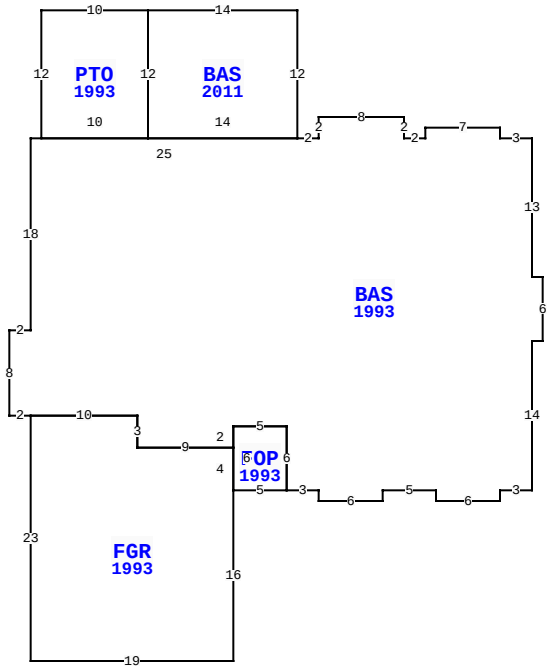
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,472	100	1993	1,472	200,866
BAS	168	100	2011	168	22,925
FGR	410	55	1993	226	30,840
FOP	30	30	1993	9	1,228
PTO	120	5	1993	6	819
TOTALS	2,200			1,881	256,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,881	123.0684	162.45	305,568	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1994 Heated Area: 1640 HX Base Yr 1994



2576 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		256,677
TOTAL MARKET OB/XF VALUE		3,176
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		439,853
SOH/AGL Deduction		287,700
ASSESSED VALUE		152,153
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,431
TOTAL JUST VALUE		439,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6148	NEW CONSTR	50,330	08/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0613/0471	12/03/1990	WD	Q	I		100,800
GRANTOR: NORTH POINT CONST CO						
GRANTEE: MOWRER MICHAEL & D						
0605/0763	8/27/1990	WD	Q	V		21,600
GRANTOR: PIRATES BAY JOINT V						
GRANTEE: NORTH POINT CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N1 W7 S1 W2 N2 W8 S2 W2 BAS=[YR=2011] N12 W14 PTO=[YR=1993] W10 S12 E10 N12 $ S12 E14 $ W25 S18 W2 S8 E2 FGR=[YR=1993] S23 E19 N16 FOP=[YR=1993] E5 N6 W5 S6 $ N4 W9 N3 W10 $ E10 S3 E9 N2 E5 S6 E3 S1 E6 N1 E5 S1 E6 N1 E3 N14 E1 N6 W1 N13 $.

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	0812	CONCRETE C	0	100	0	0	1,393.00	SF	4.00	4.00	100	1990	1990	3	57	3,176	

LAND DESCRIPTION

TOTAL OB/XF 3,176

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS