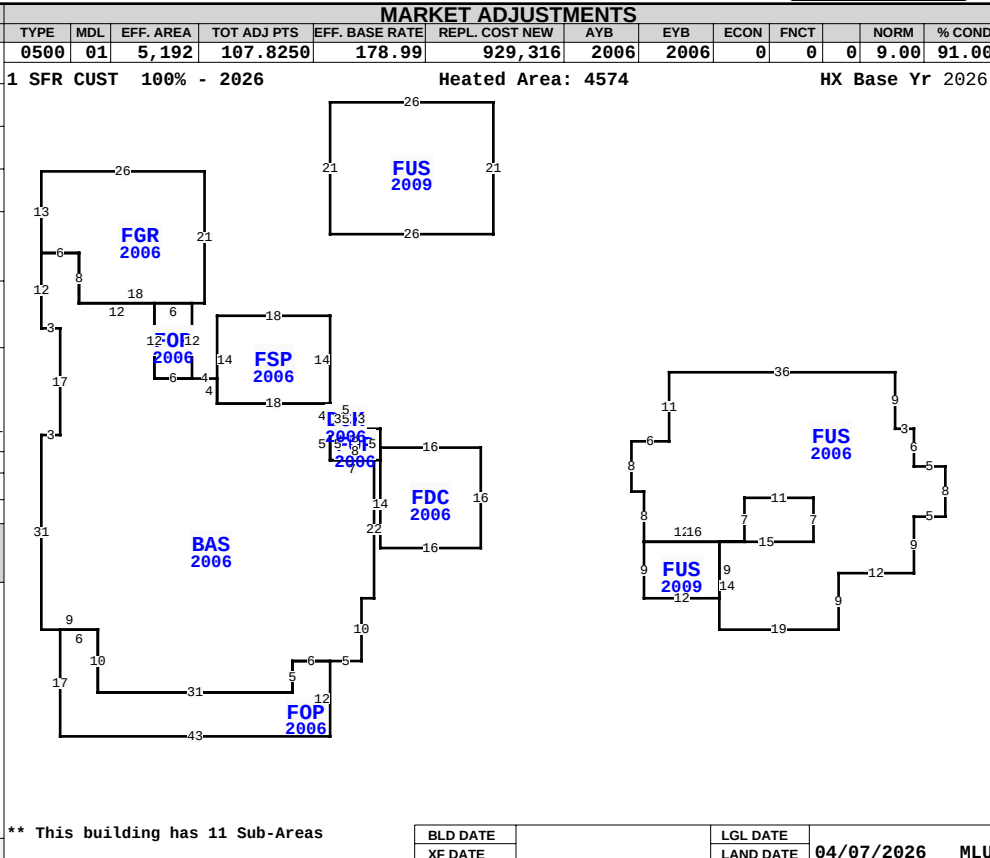




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality			03	Quality Level 03
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
NEIGHBORHOOD/LOC			1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,525	100	2006	2,525	411,275
DCK	15	10	2006	2	326
FDC	256	35	2006	90	14,659
FGR	498	55	2006	274	44,629
FOP	40	30	2006	12	1,955
FOP	72	30	2006	22	3,584
FOP	391	30	2006	117	19,057
FSP	252	40	2006	101	16,451
FUS	1,395	100	2006	1,395	227,219
FUS	108	100	2009	108	17,591
TOTALS	6,098			5,192	845,678



2613 BLACKBEARD PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2026 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1242	WD DECK A	0	100	4	7	28.00	SF	10.00
5	1242	WD DECK A	0	100	0	0	93.00	SF	10.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2006	2006	3	88	3,080	
10.00	100	2006	2006	3	22	62	
10.00	100	2006	2006	3	22	205	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					845,678				
TOTAL MARKET OB/XF VALUE					3,347				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					1,199,025				
SOH/AGL Deduction					51,641				
ASSESSED VALUE					1,147,384				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					1,095,973				
TOTAL JUST VALUE					1,199,025				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,235,427				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061019	GAS	350	05/12/2006
20060855	OTHER	10,400	04/25/2006
20060728	H/AC	12,000	04/12/2006
20053238	ELEC OTHER	18,000	12/27/2005
20052796	DEMOLITION	2,500	10/06/2005
20052797	NEW CONSTR	433,000	10/06/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2817/1589	9/22/2025	WD	Q	I	02	1,300,000	
GRANTOR: SHAW NILA							
GRANTEE: PLOVANIC WILLIAM J							
1585/0260	9/16/2008	WD	Q	I		785,000	
GRANTOR: PORTER D GRANT & LAUR							
GRANTEE: SHAW CHARLES & NILA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] N12 BAS=[YR=2006] E5 N10 E2 N22 W7									
FOP=[YR=2006] E8 FDC=[YR=2006] S14 E16 N16 W16 S2\$ N5 W8 S5\$									
N5 DCK=[YR=2006] E5 N3 W5 S3\$ N4 FSP=[YR=2006] N14 W18 S14									
E18\$ W18 N4 W4 FOP=[YR=2006] N12 FGR=[YR=2006] E2 N21 W26 S13									
E6 S8 E18\$ W6 S12 E6\$ W6 N12 W12 N8 W6 S12 E3 S17 W3 S31 E9									
S10 E31 N5 E6\$ W6 S5 W31 N10 W6 S17 E43\$ PTR= N22 E50									
FUS=[YR=2009] N9 FUS=[YR=2006] N8 W2 N8 E6 N11 E36 S9 E3 S6									
E5 S8 W5 S9 W12 S9 W19 N14 E15 N7 W11 S7 W16\$ E12 S9 W12\$ S22									
W50\$ PTR=N80 FUS=[YR=2009] E26 N21 W26 S21\$ S80\$.									