BLOCK B LOT 18
IN OR 1945/665
PIRATES COVE #1 PB 4/6

MARSH ALEEN
2605 BLACKBEARD PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000B-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

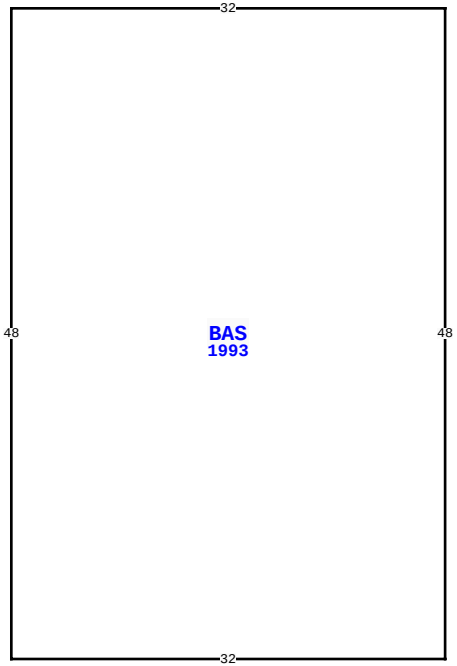
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1993	1,536	170,981
TOTALS	1,536			1,536	170,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	128.1120	134.52	206,623	1974	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 1999 Heated Area: 1536 HX Base Yr 1999



2605 BLACKBEARD PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,981
TOTAL MARKET OB/XF VALUE		47,075
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		568,056
SOH/AGL Deduction		438,498
ASSESSED VALUE		129,558
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,147
TOTAL JUST VALUE		568,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8100	REPAIR/RRF	2,375	01/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1945/0665	10/15/2014	QC	U	I	11	100
GRANTOR: DEVINE JOSEPH LEIGHTO						
GRANTEE: MARSH ALEEN						
0841/1558	7/21/1998	WD	Q	I		115,000
GRANTOR: FOURNIER JOSEPH F & J						
GRANTEE: DEVINE LEIGHTON & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S48 E32 N48 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
7	1242	WD DECK A	0	100	0	0	658.00	SF	10.00	10.00	100	1974	1974	3	20	1,316	
8	1243	WD DECK F	0	100	28	3	84.00	SF	8.00	8.00	100	1980	1980	3	20	134	
9	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1998	1998	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 47,075

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	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS