BLOCK B LOT 19
IN OR 2002/381
PIRATES COVE 1 PB 4/6

MEE BRIAN T
2601 BLACKBEARD PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000B-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06

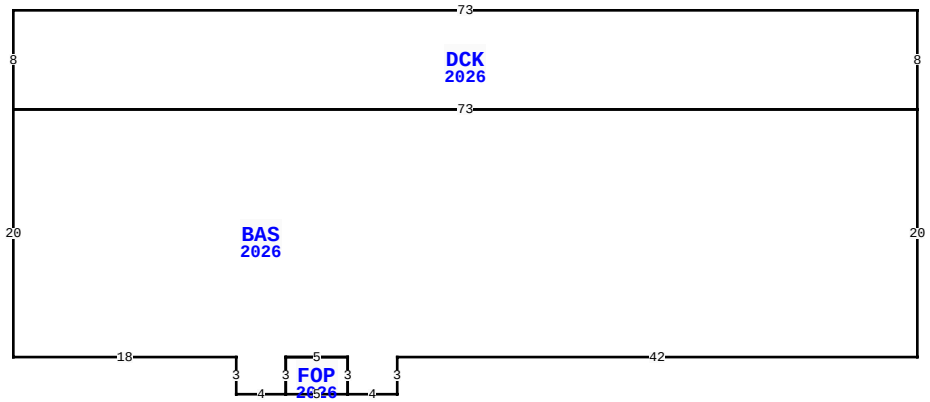
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	2026	1,484	213,844
DCK	584	10	2026	58	8,358
FOP	15	30	2026	4	576
TOTALS	2,083			1,546	222,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,546	137.2410	144.10	222,779	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1484 HX Base Yr



2601 BLACKBEARD PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	222,779
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	572,779
SOH/AGL Deduction	86,924
ASSESSED VALUE	485,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,855
TOTAL JUST VALUE	572,779
NCON VALUE	222,779
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0076	SFR 1486 HTD	300,000	03/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/0381	8/26/2015	WD	Q	V	01	140,000

GRANTOR: BURGHARDT PETER H & D
GRANTEE: MEE BRIAN T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] S20 E18 S3 E4 N3 E5 S3 E4 N3 E42 N20 W73 $
DCK=[YR=2026;ORIG=20,10] E73 N8 W73 S8 $
FOP=[YR=2026;ORIG=42,30] E5 S3 W5 N3 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0003	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 07/22/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS