

BLOCK C LOT 2
IN OR 2193/998
PIRATES COVE 1 REPLAT PB 5/8

HARRIS JOHN M & LAURA L
2606 BLACKBEARD PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000C-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
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	4	100
Bathrooms	3	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 01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	2002	1,793	288,271
FGR	457	55	2002	251	40,354
FOP	188	30	2002	56	9,004
FUS	897	100	2002	897	144,215

TOTALS	3,335			2,997	481,844
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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
2	1241	WD DECK G	0	100	25	15	375.00	UT	11.50
3	1242	WD DECK A	0	100	4	5	20.00	SF	10.00
4	1242	WD DECK A	0	100	4	4	16.00	SF	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		R-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,997	108.9460	180.85	542,007	2002	2002	0	0	0 11.10	88.90	
1 SFR CUST 100% - 2019 Heated Area: 2690 HX Base Yr 2019												

2606 BLACKBEARD PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
2	1241	WD DECK G	0	100	25	15	375.00	UT	11.50	11.50	100	2002	2002	3	28	1,208	
3	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	2002	2002	3	20	40	
4	1242	WD DECK A	0	100	4	4	16.00	SF	11.00	11.00	100	2002	2002	3	20	35	

TOTAL OB/XF													4,223	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000			

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				481,844	
TOTAL MARKET OB/XF VALUE				4,223	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				836,067	
SOH/AGL Deduction				337,782	
ASSESSED VALUE				498,285	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				446,874	
TOTAL JUST VALUE				836,067	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				925,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011670	NEW CONSTR	172,343	07/20/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2193/0998	5/01/2018	WD Q	Q	I	01
GRANTOR: STEPHENS BEN G & JENN					
GRANTEE: HARRIS JOHN M & LAU					
1041/0127	3/01/2002	WD U	U	V	21
GRANTOR: NASSAU BLDG & SUPPLY					
GRANTEE: STEPHENS BEN G & JE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2002] W7 N2 W8 S2 W6 S21 BAS=[YR=2002] W2 N2 W7 S2 W16 N3 W6 S3 W5 S19 FOP=[YR=2002] S10 E4 S4 E6 S4 E4 N4 E4 N2 E7 N6 W6 S2 W14 N8 W5 \$ E5 S8 E14 N2 E6 S6 E2 S3 E6 N3 E8 S7 E4 S2 E8 N2 E4 N38 W21 \$ E21 N21 \$ PTR= E15 FUS=[YR=2002] E40 S19 W8 S6 W16 S3 W6 N3 W2 N11 W5 S5 W3 N19 \$ W15 \$.									