



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1083.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2025	2,366	450,936
FGR	620	55	2025	341	64,991
FOP	158	30	2025	47	8,958
FOP	180	30	2025	54	10,292
FST	55	55	2025	30	5,718
FUS	299	100	2025	299	56,986
STR	32	10	2025	3	572
STR	48	10	2025	5	953
UOP	66	20	2025	13	2,478

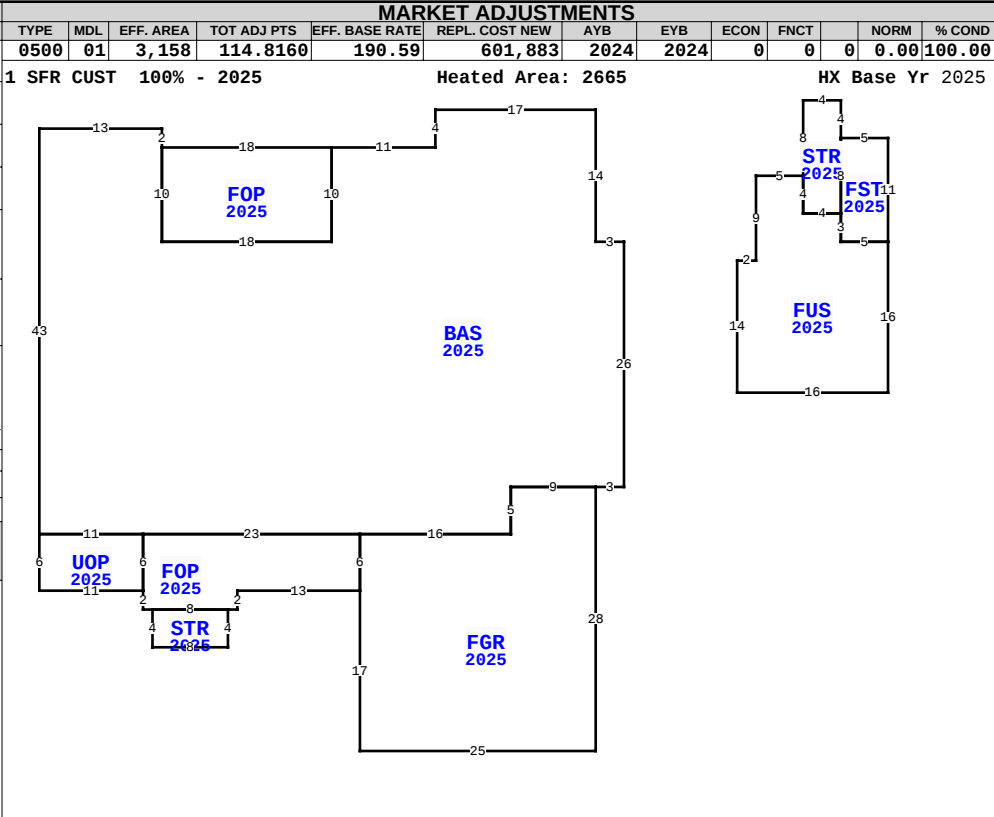
TOTALS	3,824			3,158	601,883
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EXTRA FEATURES

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
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT 5,000.00	5,000.00	100	2025	2024	100	5,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



2610 BLACKBEARD PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															5,000
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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		601,883
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		956,883
SOH/AGL Deduction		0
ASSESSED VALUE		956,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		905,472
TOTAL JUST VALUE		956,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,051,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0317			12/23/2024
2023-0317	T3792 H 2765	550,000	09/12/2023

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2475/1824	7/01/2021	WD Q	V 01
300,000			

GRANTOR: JIR HOME LLC			
GRANTEE: RUSHTON IAN K & EMM			
2439/0495	3/02/2020	QC U	V 11
100			
GRANTOR: RIFFE JOSEPH R & IZAB			
GRANTEE: JIR HOME LLC			

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=75,0] W17 S4 W11 S10 W18 N10 N2 W13 S43 E11 E23 E16 N5 E9 E3 N26 W3 N14 \$
FUS=[YR=2025;ORIG=106,14] W5 N3 W4 N4 W5 S9 W2 S14 E16 N16 \$
FST=[YR=2025;ORIG=101,14] N3 N8 E5 S11 W5 \$
STR=[YR=2025;ORIG=97,-1] E4 S4 S8 W4 N4 N8 \$
FOP=[YR=2025;ORIG=29,4] E18 S10 W18 N10 \$
UOP=[YR=2025;ORIG=16,45] E11 S6 W11 N6 \$
FOP=[YR=2025;ORIG=27,45] E23 S6 W13 S2 W1 W8 W1 N2 N6 \$
STR=[YR=2025;ORIG=28,53] E8 S4 W8 N4 \$
FGR=[YR=2025;ORIG=50,45] E16 N5 E9 S28 W25 N17 N6 \$
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