LOT 16
PIRATES BAY PB 5/213

COOK GREGORY N & PAMELA
9030 HECKSCHER DR
JACKSONVILLE, FL 32226

2026

00-00-31-164B-0016-0000

BUILDING CHARACTERISTICS

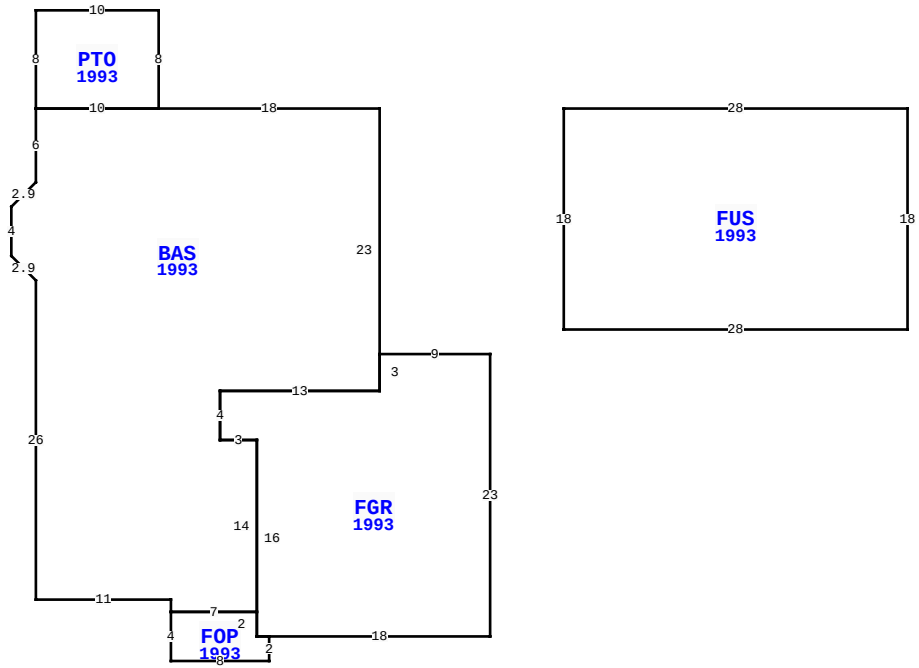
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100	1993	957	142,351
FGR	419	55	1993	230	34,212
FOP	30	30	1993	9	1,338
FUS	504	100	1993	504	74,969
PTO	80	5	1993	4	595
TOTALS	1,990			1,704	253,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	127.5350	177.27	302,068	1993	1993	0	0	0	16.09	83.91

1 SNGL FAM 0% - 0 Heated Area: 1461 HX Base Yr



2406 PIRATES BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	253,465
TOTAL MARKET OB/XF VALUE	2,450
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	435,915
SOH/AGL Deduction	0
ASSESSED VALUE	435,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,915
TOTAL JUST VALUE	435,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081765	H/AC	3,400	12/03/2008
B0040386	REPAIR/RRF	20,000	03/02/2004
7668	NEW CONSTR	62,550	04/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0308	1/08/2021	WD	Q	I	02	350,000
GRANTOR: STUDT KURT F						
GRANTEE: COOK GREGORY N & PA						
0686/1009	8/13/1993	WD	Q	I		96,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: STUDT KURT F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=1993] N8 W10 S8 E10$ W10S6 D2 L2 S4 R2 D2 S26 E11 S1FOP=[YR=1993] S4 E8 N2 FGR=[YR=1993] E18 N23 W9 S3 W13 S4E3 S16 E1$ W1 N2 W7$ E7 N14 W3N4 E13 N23$ PTR= E15 FUS=[YR=1993] E28 S18 W28 N18$ W15$.

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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS