LOT 33
IN OR 1976/183
PIRATES BAY PB 5/213

JACKSON GERALDINE K &/O'NEIL MIATA D
6939 STONE BREEZE DR
STONE MOUNTAIN, GA 30087

2026

00-00-31-164B-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

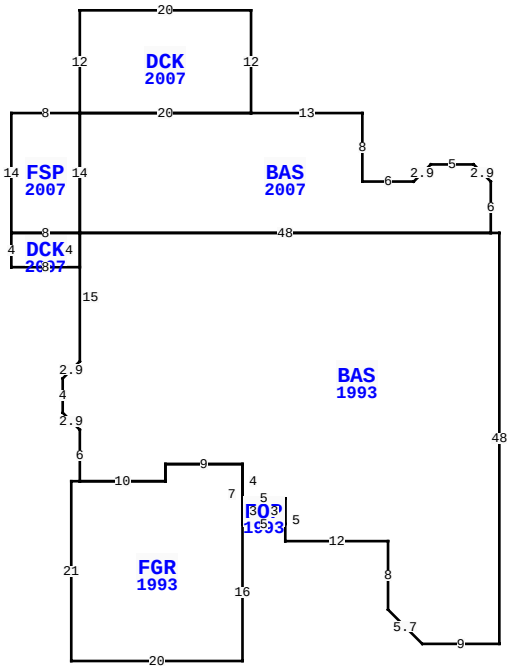
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1993	1,748	286,710
BAS	566	100	2007	566	92,836
DCK	32	10	2007	3	492
DCK	240	10	2007	24	3,936
FGR	438	55	1993	241	39,530
FOP	15	30	1993	4	656
FSP	112	40	2007	45	7,381
TOTALS	3,151			2,631	431,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	134.2464	186.60	490,945	1990	2000	0	0	0	12.10	87.90

1 SNGL FAM 0% - 0 Heated Area: 2314 HX Base Yr



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

2657 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	431,541
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	632,656
SOH/AGL Deduction	12,273
ASSESSED VALUE	620,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	620,383
TOTAL JUST VALUE	632,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060693	REMODEL	3,200	04/03/2006
20060628	H/AC	4,300	03/29/2006
20060275	OTHER	2,000	02/06/2006
20053131	REMODEL	80,000	12/08/2005
20052648	GARAGE	1,000	09/15/2005
5759B	NEW CONSTR	76,020	01/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1976/0183	4/21/2015	WD	Q	I	01	320,000
GRANTOR: COREY ARYN & CHRISTOP						
GRANTEE: JACKSON GERALDINE K						
1880/1527	9/19/2013	WD	Q	I	01	310,000
GRANTOR: MCG HOMES III LLC						
GRANTEE: COREY ARYN & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2007] N6 U2 L2 W5 L2 D2 W6 N8 W13 DCK=[YR=2007] N12 W20 S12 E20$ W20 FSP=[YR=2007] W8 S14 DCK=[YR=2007] S4 E8 N4 W8$ E8 N14$ S14 E48$ W48 S15 L2 D2 S4 D2 R2 S6 FGR=[YR=1993] W1 S21 E20 N16 FOP=[YR=1993] E5 N3 W5 S3$ N7 W9 S2 W10$ E10 N2 E9 S4 E5 S5 E12 S8 D4 R4 E9 N48$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/09/2026 BY SYS