LOT 37
IN OR 1803/1224
PIRATES BAY PB 5/213

GOLDING ERIC &/LAURITZEN ANDREA
2609 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

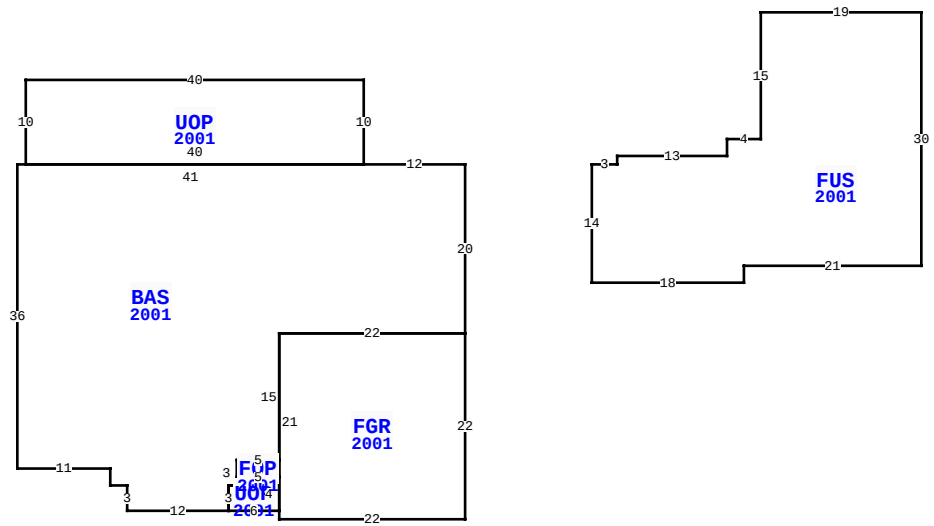
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,617	100	2001	1,617	245,739
FGR	484	55	2001	266	40,425
FOP	10	30	2001	3	456
FUS	871	100	2001	871	132,368
UOP	23	20	2001	5	760
UOP	400	20	2001	80	12,158
TOTALS	3,405			2,842	431,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,842	123.5376	171.72	488,028	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2013 Heated Area: 2488 HX Base Yr 2013



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

2609 PIRATES BAY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		431,905
TOTAL MARKET OB/XF VALUE		5,810
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		617,715
SOH/AGL Deduction		359,529
ASSESSED VALUE		258,186
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,775
TOTAL JUST VALUE		617,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B003230	NEW CONSTR	120,000	06/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1803/1224	7/23/2012	WD	Q	I	02	330,000
GRANTOR: PUTNAM RODGER & EASTE						
GRANTEE: GOLDING ERIC & ANDR						
0906/0551	11/02/1999	WD	Q	V		34,300
GRANTOR: BEAN AARON P & ABIGAI						
GRANTEE: PUTNAM RODGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 UOP=[YR=2001] N10 W40 S10 E40 $ W41 S36 E11 S2 E2 S3 E12 UOP=[YR=2001] E6 FGR=[YR=2001] S1 E22 N22 W22 S21 $ N4FOP=[YR=2001] N2 W5 S2 E5 $ W5 S1 W1 S3 $ N3 E1 N3 E5 N15 E22 N20 $ PTR= E15 FUS=[YR=2001] E3 N1 E13 N2 E4 N15 E19 S30 W21 S2 W18 N14 $ 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
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	5,810	

LAND DESCRIPTION

TOTAL OB/XF 5,810

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	100		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