LOT 38 IN OR 894/1360
PIRATES BAY PB5/213

HOPKINS WILLIAM S
2597 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0038-0000

BUILDING CHARACTERISTICS

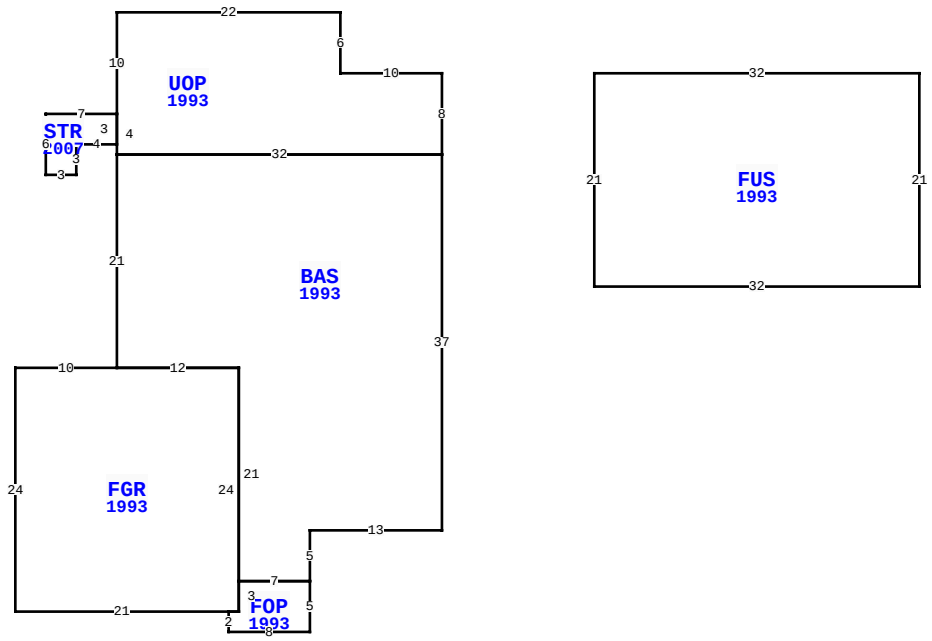
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,027	100	1993	1,027	149,826
FGR	528	55	1993	290	42,307
FOP	37	30	1993	11	1,604
FUS	672	100	1993	672	98,035
STR	30	10	2007	3	437
UOP	388	20	1993	78	11,379
TOTALS	2,682			2,081	303,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	122.3922	170.13	354,041	1992	1996	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2000 Heated Area: 1699 HX Base Yr 2000



2597 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,590
TOTAL MARKET OB/XF VALUE		2,398
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		485,988
SOH/AGL Deduction		302,201
ASSESSED VALUE		183,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,376
TOTAL JUST VALUE		485,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062036	REPAIR/RRF	4,800	09/01/2006
B969849	REPAIR/RRF	2,299	06/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/1360	8/10/1999	WD	Q	I		149,500
GRANTOR: ADAMS JERRY L & REBEC						
GRANTEE: HOPKINS WILLIAM S						
0845/0156	8/17/1998	WD	Q	I		136,500
GRANTOR: MEIER JOHN H & LENA R						
GRANTEE: ADAMS JERRY L & REB						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 N6 W22 S10 STR=[YR=2007] W7 S6 E3 N3 E4 N3$ S4 BAS=[YR=1993] S21 FGR=[YR=1993] W10 S24 E21 FOP=[YR=1993] S2 E8 N5 W7 S3 W1 $ E1 N24 W12 $ E12 S21 E7 N5 E13 N37 W32 $ E32 N8 $ PTR= E15 FUS=[YR=1993] E32 S21 W32 N21 $ 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	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
5	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1992	1992	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 2,398

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