LOT 41
IN OR 735/950
PIRATES BAY PB 5/213

MEIERDIERCK JOHN E & BEVERLY A
2561 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0041-0000

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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

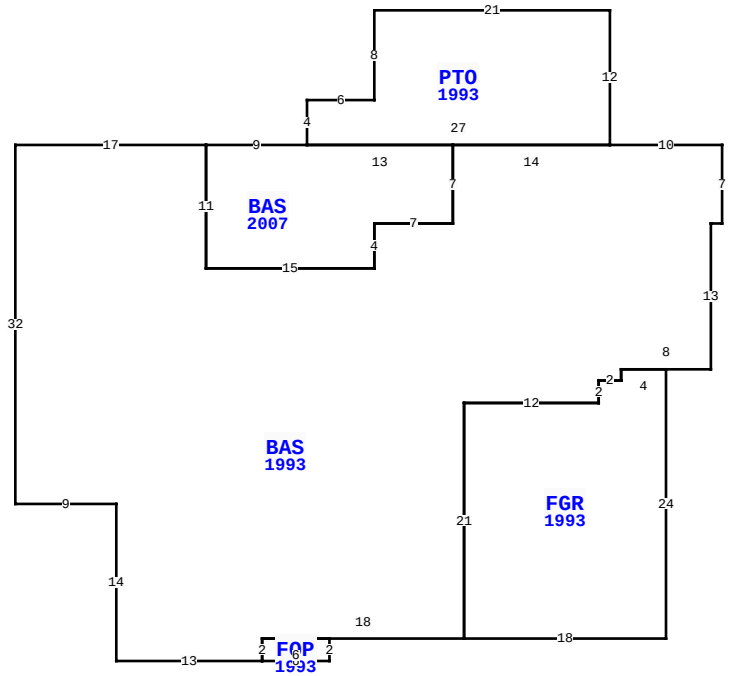
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	1993	1,949	264,534
BAS	214	100	2007	214	29,045
FGR	394	55	1993	217	29,453
FOP	12	30	1993	4	543
PTO	276	5	1993	14	1,900
TOTALS	2,845			2,398	325,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,398	117.5461	163.39	391,809	1990	1990	0	0	0	16.93	83.07

1 SNGL FAM 100% - 2026 Heated Area: 2163 HX Base Yr



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

2561 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,476
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		505,476
SOH/AGL Deduction		0
ASSESSED VALUE		505,476
TOTAL EXEMPTION VALUE	13	505,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		505,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061559	XFOB	1,000	07/03/2006
6149	NEW CONSTR	66,360	08/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0735/0950	8/02/1995	WD	Q	I		117,500
GRANTOR: HUGHEY RICHARD L & PE						
GRANTEE: MEIERDIERCK JOHN E						
0612/0165	11/09/1990	WD	Q	I		116,000
GRANTOR: NORTH POINT CONST CO						
GRANTEE: HUGHEY RICHARD & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N12 W21 S8 W6 S4
BAS=[YR=2007] W9 S11 E15 N4 E7 N7 W13$ E27$ W14 S7 W7 S4 W15
N11 W17 S32 E9 S14 E13 FOP=[YR=1993] E6 N2 W6 S2 $ N2 E18
FGR=[YR=1993] E18 N24 W4 S1 W2 S2 W12 S21 $ N21 E12 N2 E2 N1
E8 N13 E1 N7 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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