LOT 83
PIRATES BAY PB 5/213

THOMPSON DORENE
2193 HIGH RIGGER PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0083-0000

NASSAU COUNTY PROPERTY

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	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

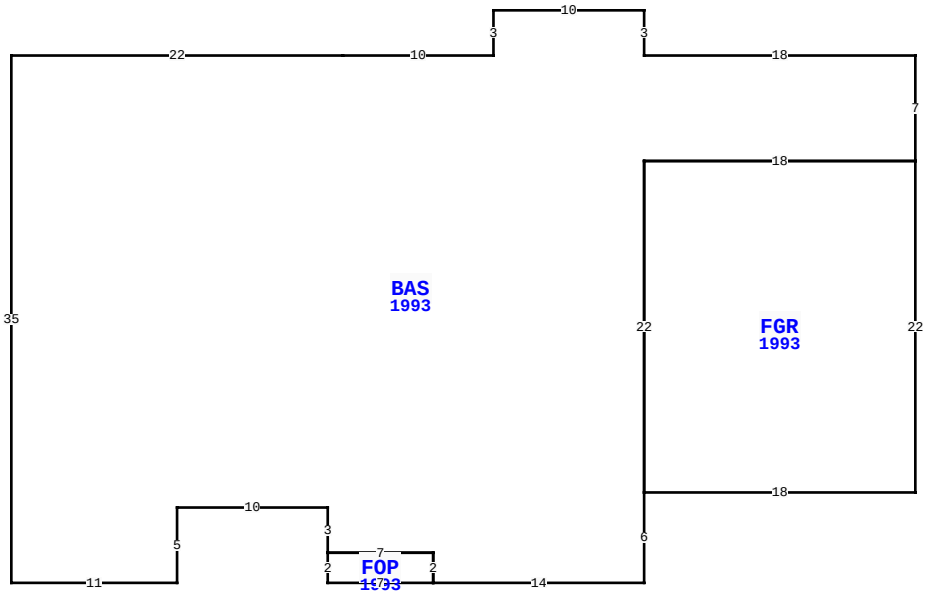
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1993	1,562	224,418
FGR	396	55	1993	218	31,321
FOP	14	30	1993	4	575
TOTALS	1,972			1,784	256,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,784	123.0500	171.04	305,135	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM 0% - 0 Heated Area: 1562 HX Base Yr



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

2604 PIRATES BAY DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,313
TOTAL MARKET OB/XF VALUE	728
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	437,041
SOH/AGL Deduction	16,039
ASSESSED VALUE	421,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,002
TOTAL JUST VALUE	437,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6086	NEW CONSTR	53,060	07/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2843/334	1/26/2026	PR	U	I	19	100
GRANTOR: THOMPSON DORENE AS PR						
GRANTEE: THOMPSON DORENE						
2225/1926	9/24/2018	CT	U	I	18	221,900
GRANTOR: CLERK OF COURT						
GRANTEE: WIELGOSZ JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N3 W10 S3 W10 W22 S35 E11 N5 E10 S3
FOP=[YR=1993] S2 E7 N2 W7 $ E7 S2 E14 N6 FGR=[YR=1993] E18
N22 W18 S22 $ N22 E18 N7 $.

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	1242	WD DECK A	0	0	0	0	364.00	SF	10.00	10.00	100	2000	2000	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 728

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