LOT 85
PIRATES BAY PB 5/213

SHELVY ERIC & NATALIIA
2564 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0085-0000

BUILDING CHARACTERISTICS

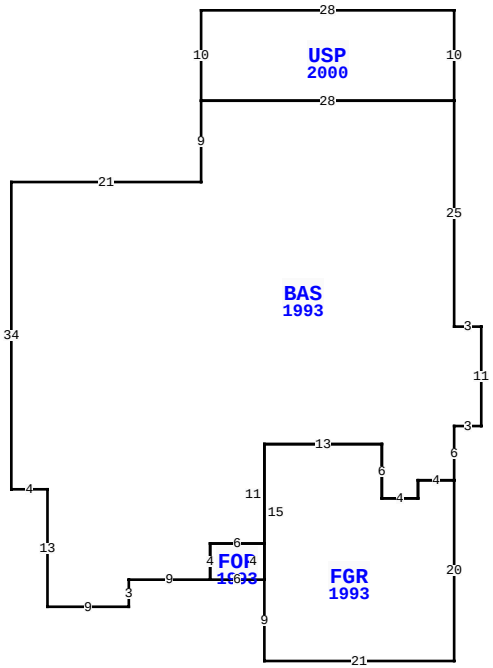
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,129	100	1993	2,129	311,959
FGR	464	55	1993	255	37,364
FOP	24	30	1993	7	1,026
USP	280	30	2000	84	12,309
TOTALS	2,897			2,475	362,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	121.7712	169.26	418,918	1990	2005	0	0	0	13.43	86.57

1 SNGL FAM 100% - 2026 Heated Area: 2129 HX Base Yr



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

2564 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		362,657
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		544,897
SOH/AGL Deduction		0
ASSESSED VALUE		544,897
TOTAL EXEMPTION VALUE	13	544,897
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		544,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121559	ROOF	7,250	08/01/2012
B990375	ADDITION	2,400	05/07/1999
5916	NEW CONSTR	74,165	04/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2839/556	12/18/2025	WD	Q	I	01	683,000
GRANTOR: DREAM BUILDERS 163 LL						
GRANTEE: SHELVY ERIC & NATAL						
2811/1135	8/18/2025	WD	Q	I	01	490,000
GRANTOR: MACKINSON GAIL						
GRANTEE: DREAM BUILDERS 163						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2000] W28 S10 BAS=[YR=1993] S9 W21 S34 E4 S13 E9 N3 E9 FOP=[YR=1993] E6 FGR=[YR=1993] S9 E21 N20 W4 S2 W4 N6 W13 S15 $ N4 W6 S4 $ N4 E6 N11 E13 S6 E4 N2 E4 N6 E3 N11 W3 N25 W28 $ E28 N10 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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