LOT 86
PIRATES BAY PB5/213

DILLARD WILLIAM ALAN L/E/
2552 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0086-0000

BUILDING CHARACTERISTICS

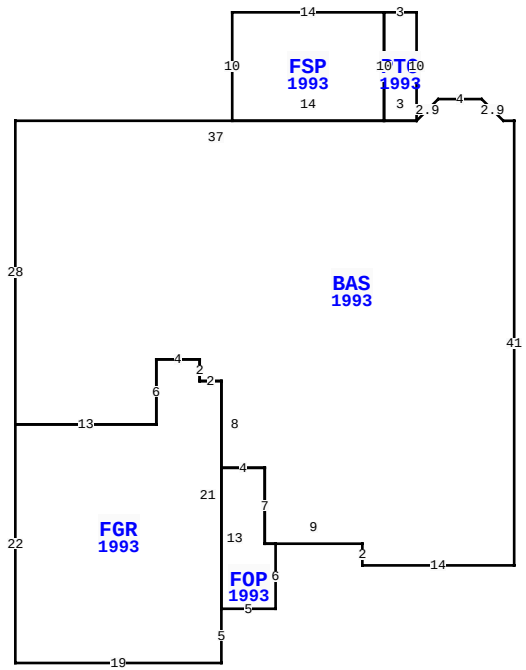
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,565	100	1993	1,565	219,116
FGR	450	55	1993	248	34,722
FOP	58	30	1993	17	2,380
FSP	140	40	1993	56	7,841
PTO	30	5	1993	2	280
TOTALS	2,243			1,888	264,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	123.9700	172.32	325,340	1990	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2026 Heated Area: 1565 HX Base Yr 2026



2552 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,339
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		446,579
SOH/AGL Deduction		0
ASSESSED VALUE		446,579
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,168
TOTAL JUST VALUE		446,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0107	RENOVATION OF KIT	10,000	02/24/2026
20090370	REPAIR/RRF	4,000	03/20/2009
5661	NEW CONSTR	97,567	10/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2826/1545	11/03/2025	WD	U	I	11	100
GRANTOR: DILLARD WILLIAM ALAN						
GRANTEE: DILLARD MERCEDES MI						
2826/1543	11/03/2025	WD	Q	I	01	515,000
GRANTOR: LEONARD WILLIAM P & L						
GRANTEE: DILLARD WILLIAM ALA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 U2 L2 W4 D2 L2 PTO=[YR=1993] N10 W3FSP=[YR=1993] W14S10 E14 N10$ S10 E3$ W37S28 FGR=[YR=1993] S22 E19 N5 FOP=[YR=1993] E5 N6 W1 N7 W4 S13$N21 W2 N2 W4 S6 W13$ E13 N6 E4S2 E2 S8 E4 S7 E9 S2 E14 N41$.

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