BLOCK B LOT 12
IN OR 1961/1981
PIRATES COVE #1 PB 4/6

NEWBY RANDAL L & CAROL J
2631 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000B-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

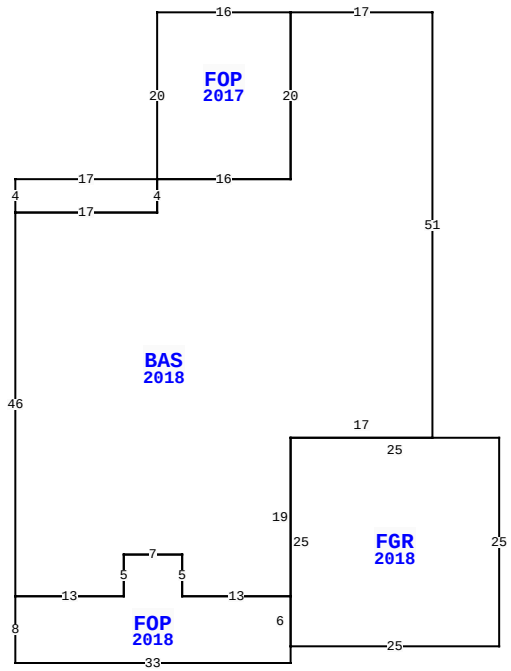
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,414	100	2,414	412,713
FGR	625	55	344	58,812
FOP	388	30	116	19,832
FOP	299	30	90	15,387
TOTALS	3,726		2,964	506,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,964	121.8052	173.57	514,461	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2414 HX Base Yr 2019



2631 COUNTESS OF EGMONT ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		506,744
TOTAL MARKET OB/XF VALUE		63,274
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		820,018
SOH/AGL Deduction		234,661
ASSESSED VALUE		585,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		535,357
TOTAL JUST VALUE		820,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		665,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172036	CO ISSUED	0	03/29/2018
20180767	SCRN ENCL	10,000	03/06/2018
20172235	SWIM POOL	30,000	07/21/2017
20172036	NEW CONSTR	314,387	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1961/1981	2/06/2015	WD	Q	V	02	129,000
GRANTOR: BROWN MARK & JANE						
GRANTEE: NEWBY RANDAL L & CA						
1832/0099	12/20/2012	TD	Q	V	01	105,000
GRANTOR: LYON MARGARET LOUISE						
GRANTEE: BROWN MARK & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2017] W16 S20 W17 S4 E17 N4 E16 N20$ S20 W16 S4 W17 S46 FOP=[YR=2018] S8 E33 N2 FGR=[YR=2018] E25 N25 W25 S25$ N6 W13 N5 W7 S5 W13$ E13 N5 E7 S5 E13 N19 E17 N51$.

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	0855	CONC PAVER	0	100	0	0	1,084.00	SF	7.00	7.00	100	2018	2018	3	98	7,436	
2	0861	POOL GUNIT	0	100	0	0	368.00	SF	85.00	85.00	100	2018	2018	3	90	28,152	
3	0911	SCRN RM A	0	100	0	0	1,017.00	SF	17.50	17.50	100	2018	2018	3	86	15,306	
4	0855	CONC PAVER	0	100	0	0	649.00	SF	10.00	10.00	100	2018	2018	3	98	6,360	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	86	4,300	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 63,274

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	SFR	100	0003	R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/11/2018 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS