

BLOCK B LOT 16
IN OR 1585/260
PIRATES COVE 1 REPLAT PB 5/8

SHAW CHARLES & NILA
2613 BLACKBEARD PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000B-0160



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0500	01	5,192	107.8250	153.65	797,751	2006	2006	0	0	0	7.50	92.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2009										Heated Area: 4574					HX Base Yr 2009					Tax Group: 2		Tax Dist:							
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										737,920									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										21,668									
Interior Floo		12	HARDWOOD 70												TOTAL LAND VALUE - MARKET										250,000									
Interior Floo		14	CARPET 30												TOTAL MARKET VALUE										1,009,588									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										499,535									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										510,053									
Bedrooms			5 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			5 100												BASE TAXABLE VALUE										460,053									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										1,009,588									
Stories		1.5	1.5 100												NCON VALUE										0									
Units			0 100												INCOME VALUE																			
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE										806,432									
Quality		03	Quality Level 03																															
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	2,525	100	2,525	358,869																														
DCK	15	10	2	284																														
FDC	256	35	90	12,792																														
FGR	498	55	274	38,943																														
FOP	40	30	12	1,706																														
FOP	72	30	22	3,127																														
FOP	391	30	117	16,629																														
FSP	252	40	101	14,355																														
FUS	1,395	100	1,395	198,266																														
FUS	108	100	108	15,349																														
TOTALS	6,098		5,192	737,920																														
EXTRA FEATURES					2613 BLACKBEARD PL, FERNANDINA BEACH										BLD DATE				LGL DATE															
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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																			
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185																				
2	0810	CONCRETE A	0 100	0 0	230.00	SF	11.38	11.38	100	2006	2006	3	88	2,302																				
3	0810	CONCRETE A	0 100	0 0	2,512.00	SF	7.15	7.15	100	2006	2006	3	88	15,806																				
4	1242	WD DECK A	0 100	4 7	28.00	SF	10.00	10.00	100	2006	2006	3	31	87																				
5	1242	WD DECK A	0 100	0 0	93.00	SF	10.00	10.00	100	2006	2006	3	31	288																				