

BLOCK C LOT 7
IN OR 1516/128
PIRATES COVE 1 REPLAT PB 5/8

WHITT WILBY W & CATHERINE Y
2613 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000C-0070



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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

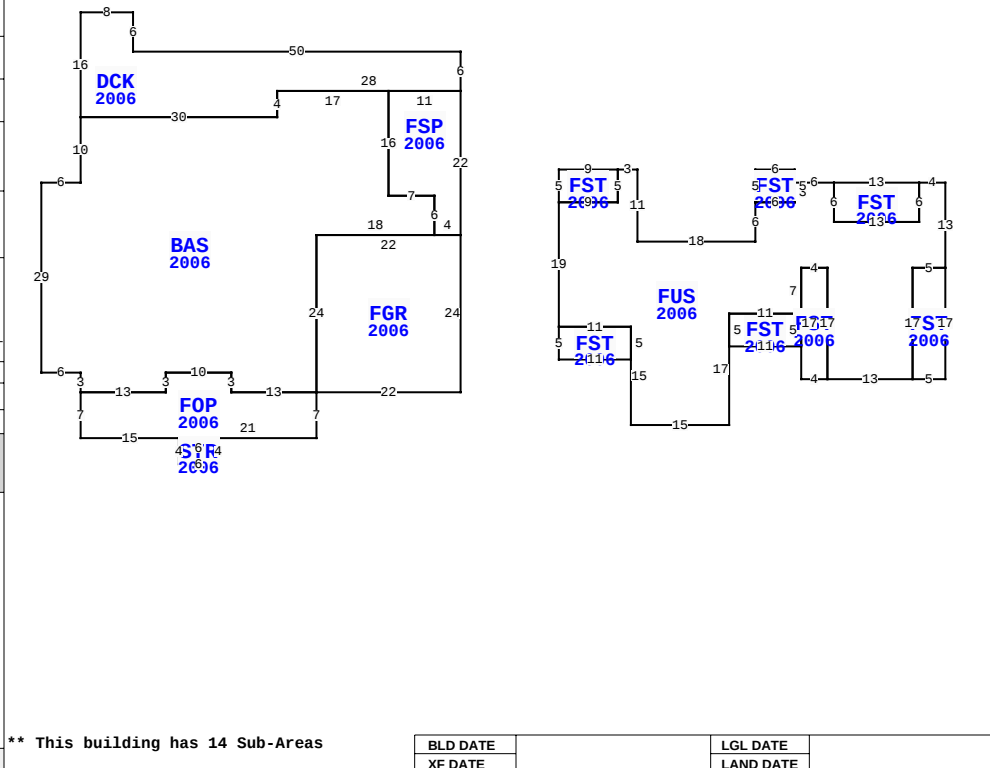
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	280,353
DCK	516	10	52	7,423
FGR	528	55	290	41,397
FOP	282	30	85	12,133
FSP	200	40	80	11,420
FST	30	55	16	2,284
FST	45	55	25	3,569
FST	55	55	30	4,283
FST	55	55	30	4,283
FST	68	55	37	5,282
TOTALS	5,175		3,946	563,276

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	1,230.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	8	4	32.00	SF	11.00	11.00
5	1242	WD DECK A	0 100	3	4	12.00	SF	10.50	10.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,946	108.2970	154.32	608,947	2006	2006	0	0	7.50	92.50
1 SFR CUST - 100% - 2008				Heated Area: 3209				HX Base Yr 2008			



2613 COUNTESS OF EGMONT ST, FERNANDINA BEACH									
** This building has 14 Sub-Areas									

TOTAL OB/XF									
10,815									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		563,276	
TOTAL MARKET OB/XF VALUE		10,815	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		824,091	
SOH/AGL Deduction		400,829	
ASSESSED VALUE		423,262	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		373,262	
TOTAL JUST VALUE		824,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		671,747	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052969	GAS	1,000	11/04/2005
20052584	NEW CONSTR	6,000	08/31/2005
20052511	H/AC	8,000	08/23/2005
20051787	NEW CONSTR	275,000	05/13/2005
20051796	ELEC OTHER	1,000	05/13/2005
20051675	DEMOLITION	1,000	04/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/0128	8/01/2007	WD	Q	I		744,000
GRANTOR: GILLETTE NICKEY E & T						
GRANTEE: WHITT WILBY W & CAT						
1284/0573	12/29/2004	WD	Q	V		100,000
GRANTOR: NASSAU BLDG & SUPPLY						
GRANTEE: GILLETTE NICKEY E &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N24 FSP=[YR=2006] N22 DCK=[YR=2006] N6 W50 N6 W8 S16 BAS=[YR=2006] S10 W6 S29 E6 S3 FOP=[YR=2006] S7 E15 STR=[YR=2006] S4E6N4 W6\$ E21 N7 W13 N3 W10 S3W13\$ E13N3E10S3E13N24E18N6W7 N16W17 S4W30\$E30N4E28\$W11S16E7 S6E4\$ W22S24E22\$ PTR=E15N5 FST=[YR=2006] N5 FUS=[YR=2006] N19 FST=[YR=2006] N5 E9 S5 W9\$E9 N5 E3 S11 E18 N6 FST=[YR=2006] N5 E6 S5 W6\$E6 N3 E6 FST=[YR=2006] E13 S6 W13 N6\$S6 E13N6 E4S13 FST=[YR=2006] S17 W5 N17E5\$W5 S17 W13 FST=[YR=2006] W4N17 E4 S17\$ N17W4S7 FST=[YR=2006] S5 W11N5E11\$ W11S17 W15 N15 W11\$ E11 S5 W11 \$W15S5\$.									