

BLOCK C LOT 8
IN OR 1534/1320
PIRATES COVE 1 REPLAT PB 5/8

KOVALCIK JEROME & BETTY
2609 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000C-0080



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 80	0500	01	2,946	119.4270	170.18	501,350	2010	2010	0	0	0	5.60	94.40	VALUATION BY		STANDARD												
Exterior Wall	14	WD SHINGLE 20	1 SFR CUST - 100% - 2011										Heated Area: 2355					HX Base Yr 2011					Tax Group: 2		Tax Dist:					
Roof Structure	08	IRREGULAR 100											BUILDING MARKET VALUE										473,274							
Roof Cover	03	COMP SHNGL 80											TOTAL MARKET OB/XF VALUE										49,432							
Roof Cover	11	SLATE 20											TOTAL LAND VALUE - MARKET										262,500							
Interior Wall	05	DRYWALL 100											TOTAL MARKET VALUE										785,206							
Interior Floor	12	HARDWOOD 70											SOH/AGL Deduction										364,617							
Interior Floor	14	CARPET 30											ASSESSED VALUE										420,589							
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE										50,000							
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE										370,589							
Bedrooms		3 100											TOTAL JUST VALUE										785,206							
Bathrooms		2.5 100											NCON VALUE										0							
Frame	02	WOOD FRAME 100											INCOME VALUE																	
Stories	1.5	1.5 100											PREVIOUS YEAR MKT VALUE										642,853							
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	1,659	100	1,659	266,519																										
FGR	622	55	342	54,943																										
FOP	304	30	91	14,619																										
FSP	360	40	144	23,134																										
FUS	696	100	696	111,812																										
PTO	40	5	2	321																										
STR	21	10	2	321																										
STR	32	10	3	482																										
UST	16	45	7	1,124																										
TOTALS			3,750		2,946	473,274																								
EXTRA FEATURES			2609 COUNTESS OF EGMONT ST, FERNANDINA BEACH																											
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	2010	2010	3	94	3,290														
2	0855	CONC PAVER	0	100	38	18	684.00	SF	10.00	10.00	100	2010	2010	3	92	6,293														
3	0855	CONC PAVER	0	100	30	4	120.00	SF	10.00	10.00	100	2010	2010	3	92	1,104														
4	0855	CONC PAVER	0	100	30	4	120.00	SF	10.00	10.00	100	2010	2010	3	92	1,104														
5	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2010	2010	3	64	16,320														
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	50	2,000														
7	0855	CONC PAVER	0	100	0	0	647.00	SF	10.00	10.00	100	2010	2010	3	92	5,952														
8	0462	ST/AL FNC	0	100	340	6	2,040.00	SF	10.00	10.00	100	2010	2010	3	64	13,056														
9	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2010	2010	3	92	197														
10	1242	WD DECK A	0	100	7	3	21.00	SF	11.00	11.00	100	2010	2010	3	50	116														
LAND DESCRIPTION							TOTAL OB/XF										49,432													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500													