

BLOCK D LOT 6
IN OR 1741/1112
PIRATES COVE 1 REPLAT PB 5/8

KNIGHT CHARLOTTE B
2618 COUNTESS OF EGMONT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000D-0060



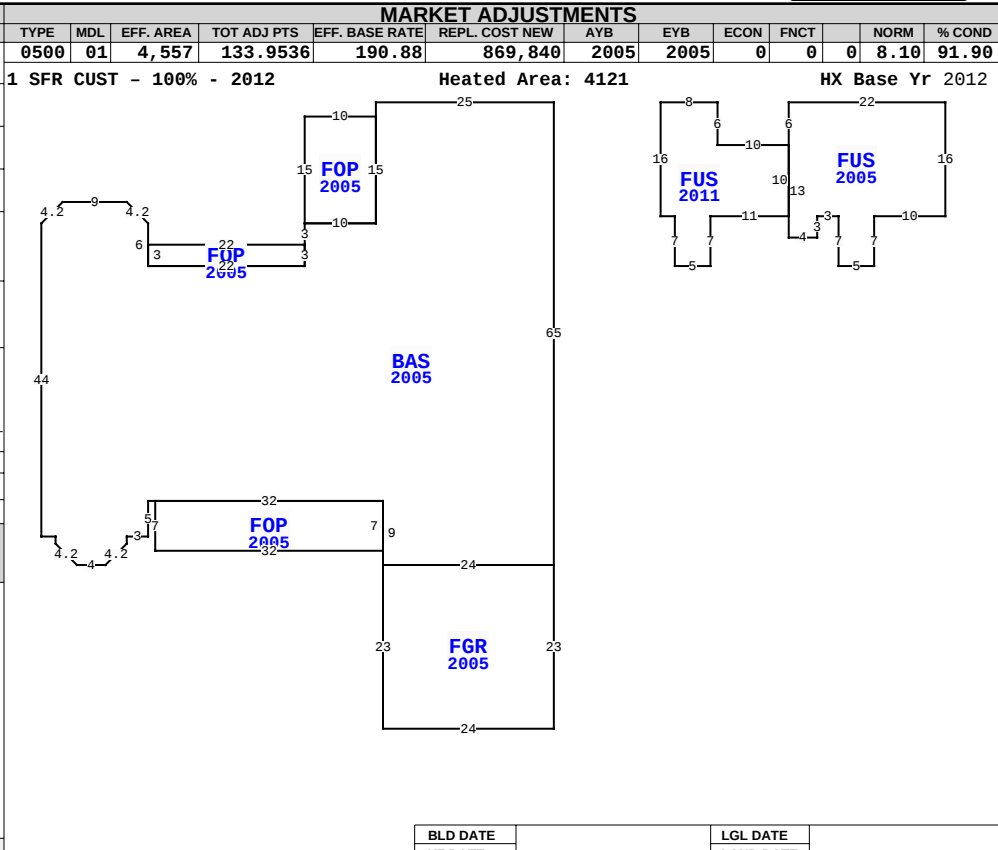
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	23 REINF CONC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	19 MARBLE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	3,459	100	3,459	606,773
FGR	552	55	304	53,328
FOP	66	30	20	3,509
FOP	150	30	45	7,894
FOP	224	30	67	11,753
FUS	399	100	399	69,992
FUS	263	100	263	46,135
TOTALS	5,113		4,557	799,383

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
5	0920	CWALL-WD/M	0 100	0	0	83.00	LF	390.00	390.00	100	2005
6	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2005
7	0845	KOOL DECK	0 100	0	0	643.00	SF	14.50	14.50	100	2005
8	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2005
9	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2005
10	0911	SCRN RM A	0 100	0	0	1,093.00	SF	17.50	17.50	100	2005
11	1131	REINFR	8	0 100	13 4	52.00	SF	9.45	9.45	100	2005
12	0810	CONCRETE A	0 100	0	0	1,300.00	SF	6.50	6.50	100	2005
13	1242	WD DECK A	0 100	4	4	16.00	SF	11.00	11.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
51,217											
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
5	0920	CWALL-WD/M	0 100	0	0	83.00	LF	390.00	390.00	100	2005
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9	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2005
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NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						799,383					
TOTAL MARKET OB/XF VALUE						54,788					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						1,104,171					
SOH/AGL Deduction						519,841					
ASSESSED VALUE						584,330					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						529,330					
TOTAL JUST VALUE						1,104,171					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						876,412					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111476	H/AC	3,500	08/26/2011
20061873	XF0B	0	07/25/2006
20051958	XF0B	9,000	06/09/2005
20051305	GAS	3,000	02/22/2005
20051116	XF0B	3,000	01/25/2005
20051117	SWIM POOL	32,000	01/25/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1741/1112	5/25/2011	WD	Q	I	02	710,000	
GRANTOR: HUNTER KENNETH C JR &							
GRANTEE: KNIGHT ROLAND K & C							
1209/0215	2/19/2004	WD	Q	V		90,000	
GRANTOR: NASSAU BLDG & SUPPLY							
GRANTEE: HUNTER KENNETH JR &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W25 S2 FOP=[YR=2005] W10 S15 E10 N15\$ S15 W10 S3 FOP=[YR=2005] W22 S3 E22 N3\$S3 W22 N6 L3 U3 W9 D3 L3 S44 E2 S1 D3 R3 E4 U3 R3 N1 E3 N5 E1 FOP=[YR=2005] S7 E32 N7 W32\$E32 S9 FGR=[YR=2005] S23E24 N23 W24\$E24 N65\$ PTR=E15 FUS=[YR=2011] E8 S6 E10 FUS=[YR=2005] N6E22 S16 W10 S7 W5 N7 W3 S3 W4 N13\$S10 W11 S7 W5 N7 W2 N16\$ W15\$.											

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