

BLOCK D LOT 8
IN OR 968/613
PIRATES COVE 1 REPLAT

PETERS ROBERT L & JODY D
P O BOX 15163
FERNANDINA BEACH, FL 32035

2023

00-00-31-1640-000D-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	1,891	100	1,891	270,291
FGR	775	55	426	60,890
FOP	30	30	9	1,286
FOP	755	30	226	32,303
FST	240	55	132	18,867
FUS	1,551	100	1,551	221,693
PTO	492	5	25	3,574
SFB	480	80	384	54,887
UOP	217	20	43	6,146
TOTALS	6,431		4,687	669,938

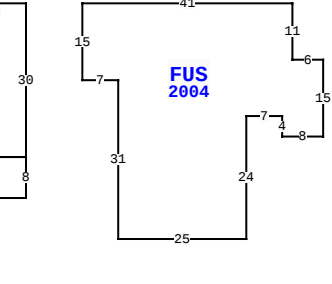
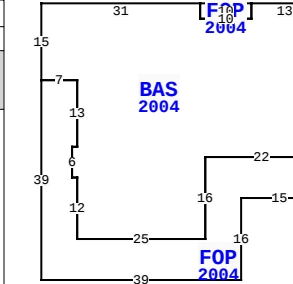
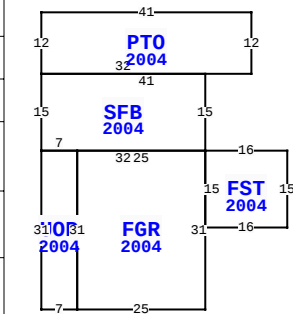
EXTRA FEATURES

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	2004	2004	3	89	3,115	
3	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2004	2004	3	86	134	
4	0810	CONCRETE A	0 100	75	20	1,500.00	SF	6.50	6.50	100	2004	2004	3	86	8,385	
5	0855	CONC PAVER	0 100	0	0	1,975.00	SF	10.00	10.00	100	2004	2004	3	86	16,985	
6	0861	POOL GUNIT	0 100	31	24	744.00	SF	85.00	85.00	100	2004	2004	3	40	25,296	
7	1241	WD DECK G	0 100	12	46	552.00	UT	23.00	23.00	100	2004	2004	3	40	5,078	
8	1241	WD DECK G	0 100	8	16	128.00	UT	23.00	23.00	100	2004	2004	3	40	1,178	
9	1241	WD DECK G	0 100	13	4	52.00	UT	11.50	11.50	100	2004	2004	3	40	239	
10	1241	WD DECK G	0 100	13	4	52.00	UT	11.50	11.50	100	2004	2004	3	40	239	
11	0920	CWALL-WD/M	0 100	0	0	20.00	LF	390.00	390.00	100	2004	2004	3	24	1,872	

LAND DESCRIPTION

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		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,687	109.8048	156.47	733,375	2004	2004	0	0	0	8.65	91.35
1 SFR CUST - 100% - 2005				Heated Area: 3826				HX Base Yr 2005				



BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
2626 COUNTESS OF EGMONT ST, FERNANDINA BEACH

TOTAL OB/XF												
62,521												

NASSAU COUNTY PROPERTY					PAGE 1 of 2		2
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				669,938			
TOTAL MARKET OB/XF VALUE				66,221			
TOTAL LAND VALUE - MARKET				250,000			
TOTAL MARKET VALUE				986,159			
SOH/AGL Deduction				454,839			
ASSESSED VALUE				531,320			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				481,320			
TOTAL JUST VALUE				986,159			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				795,427			

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CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2													
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DOR CODE		0100 SINGLE FAMILY																															
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12	1131	REINFR	8	0	100	52	4	208.00	SF	9.45	9.45	100	2004	2004	3	96	1,887																
13	0350	CARPORT WD	0	100	10	14	140.00	SF	13.00	13.00	100	2004	2004	3	24	437																	
14	0855	CONC PAVER	0	100	40	4	160.00	SF	10.00	10.00	100	2004	2004	3	86	1,376																	
LAND DESCRIPTION												TOTAL OB/XF										3,700											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV							