

LOT 10
IN OR 718 PG 1075
PIRATES BAY PB 5/213

HESTAND KAREN C
2330 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 90								0900	01	1,693	127.8200	151.79	256,980	1991	1991	0	0	0	15.58	84.42	VALUATION BY STANDARD																
Exterior Wall	20	FACE BRICK 10								1 SNGL FAM - 100% - 1996										Heated Area: 1458										HX Base Yr 1996									
Roof Structure	03	GABLE/HIP 100																																					
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	11	CLAY TILE 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	2	100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 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		1046.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,458	100	1,458	186,830																																			
FGR	380	55	209	26,781																																			
FOP	88	30	26	3,332																																			
TOTALS		1,926		1,693		216,943																																	
EXTRA FEATURES										2330 PIRATES BAY DR, 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	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	1992	1992	3	66	2,780																							
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590																							
3	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	1992	1992	3	20	768																							
LAND DESCRIPTION										TOTAL OB/XF										6,138																			
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															
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000																						
REVIEW DATE 02/06/2017 BY DJ Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																																							