

LOT 40
IN OR 577/40
PIRATES BAY PB5/213

FULFORD DAVID L & SALLY P
2573 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0040-0000



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	PAGE 1 of 1 2																																		
Exterior Wall	12	CEDAR 90	0900	01	2,192	122.1374	145.04	317,928	1989	1989	0	0	0	17.27	82.73	VALUATION SUMMARY																																	
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 0													Heated Area: 1898													HX Base Yr																				
Roof Structur	03	GABLE/HIP 100														VALUATION BY													STANDARD																				
Roof Cover	03	COMP SHNGL 100														Tax Group: 2													Tax Dist:																				
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													263,022																				
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE													9,775																				
Interior Floo	11	CLAY TILE 20														TOTAL LAND VALUE - MARKET													130,000																				
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													402,797																				
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													234,715																				
Bedrooms	02	WOOD FRAME 100														ASSESSED VALUE													168,082																				
Bathrooms	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 50,000																				
Occupancy	00	NONE 100														BASE TAXABLE VALUE													118,082																				
Quality		05	Quality Level 05		TOTAL JUST VALUE													402,797																															
DOR CODE		0100	SINGLE FAMILY		NCON VALUE													0																															
MAP NUM		MKT AREA				01				INCOME VALUE																																							
NEIGHBORHOOD/LOC		1046.00				PREVIOUS YEAR MKT VALUE													407,812																														
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,898		100		1,898		227,744																																									
FGR		400		55		220		26,398																																									
FOP		42		30		13		1,560																																									
FSP		153		40		61		7,319																																									
TOTALS		2,493				2,192		263,022																																									
EXTRA FEATURES										2573 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		838.00		SF		5.20		5.20		100		1989		1989		3		59.5		2,593																					
2		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1989		1989		3		68		2,380																					
3		0825		BRICK		0 100		0 0		388.00		SF		12.50		12.50		100		2018		2018		3		99		4,802																					
TOTAL OB/XF																												9,775																					
LAND DESCRIPTION										TOTAL OB/XF																																							
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						0.00		0.00		1.00		LT				1.00		1.00		1.00		130,000.00		130,000.00		130,000															
REVIEW DATE		05/16/2019		BY		DJ		Total Acres: 0.00		Total Land Value: 130,000		Market: 0		Agricultural: 0		Common: 130,000		PRINTED 08/02/2023 BY SYS																															