

BLOCK 172 LOTS 29 & 30  
IN OR 1154/27  
CITY OF FDNA BEACH

BAYACAL ELISEO N/CONTY-BAYACAL MARIA A (H&W)  
2441 PIRATES BAY DR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0172-0290



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 19               | COMMON BRK 100   |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 07               | CORK/VTILE 100   |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 1 100            |              |                      |
| Frame                    | 03               | MASONRY 100      |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| BUD8 Adjustme            | 02               | DIST FB 100      |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 02               | Quality Level 02 |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 01                   |
| NEIGHBORHOOD/LOC         |                  | 1009.00          |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,325            | 100              | 1,325        | 97,825               |
| FOP                      | 100              | 30               | 30           | 2,215                |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,425            |                  | 1,355        | 100,040              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100               | 01  | 1,355     | 118.5600    | 107.00         | 144,985        | 1977 | 1980 | 0    | 0    | 0 | 31.00 | 69.00  |  |

1 SINGLE FAM - 0% - 0

Heated Area: 1325

HX Base Yr

The diagram shows a single-family lot with a complex boundary. The dimensions are as follows: the top horizontal boundary is 25 units long; the left boundary is composed of a vertical segment of 25 units, a horizontal segment of 12 units, and another vertical segment of 12 units; the bottom boundary is composed of a horizontal segment of 25 units and a vertical segment of 4 units; the right boundary is a vertical segment of 41 units. The lot is labeled 'BAS 1993' in the center and 'FOP 1993' near the bottom right corner.

|          |            |    |          |  |
|----------|------------|----|----------|--|
| BLD DATE | 04/04/2014 | KK | LGL DATE |  |
|----------|------------|----|----------|--|