

LOT 40
PIRATES WOOD 1 UNR

BURBANK CANDACE T & RICHARD S
95210 COOK RD
FERNANDINA BEACH, FL 32034

2023

43-3N-28-509A-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														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,297	104.9720	124.65	410,971	2008	2008	0	0	6.50	93.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Heated Area: 2813													
Roof Cover	03	COMP SHNGL 100	HX Base Yr																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 90																											
Interior Floo	11	CLAY TILE 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		5 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA												04													
NEIGHBORHOOD/LOC			4032.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,072	100	2,072	241,487																									
FGR	676	55	372	43,356																									
FOP	158	30	47	5,478																									
FOP	217	30	65	7,575																									
FUS	741	100	741	86,362																									
TOTALS			3,864		3,297	384,258																							
EXTRA FEATURES			97070 LONG JOHNS TRL, YULEE																										
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	0	0	0	764.00	SF	5.20	5.20	100	2008	2008	3	90	3,576													
2	0510	GARAGE WD-	0	0	24	12	288.00	SF	17.50	17.50	100	2008	2008	3	56	2,822													
3	0680	POLE SHED	0	0	24	22	528.00	SF	10.00	10.00	100	2007	2007	3	52	2,746													
4	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	2012	2012	3	71	2,556													
5	0476	VF 6 SBPL	0	0	0	0	318.00	LF	32.00	32.00	100	2012	2012	3	85	8,650													
6	0861	POOL GUNIT	0	0	23	15	345.00	SF	85.00	85.00	100	2018	2018	3	90	26,393													
7	0855	CONC PAVER	0	0	0	0	915.00	SF	10.00	10.00	100	2018	2018	3	98	8,967													
8	0911	SCRN RM A	0	0	42	30	1,260.00	SF	17.50	17.50	100	2018	2018	3	86	18,963													
LAND DESCRIPTION			TOTAL OB/XF														74,673												
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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000												
REVIEW DATE 10/29/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													