

LOT 6
IN OR 1662/1688
PIRATES BAY PB 5/213

SNARPONIS JEAN A LIVING TRUST/SNARPONIS JEAN A TRU
2272 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0006-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 80		
Exterior Wall	12	CEDAR 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	13	LVT/LAMNT 30		
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	1,599	100	1,599	213,388
FGR	387	55	213	28,425
FOP	59	30	18	2,402
UOP	235	20	47	6,272
TOTALS	2,280		1,877	250,487

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,877	127.0962	158.87	298,199	1989	1989	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 2009 Heated Area: 1599 HX Base Yr											
2272 PIRATES BAY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/14/2024 MLU											

EXTRA FEATURES							2272 PIRATES BAY DR, FERNANDINA BEACH				INC DATE		AG DATE				
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,163.00	SF	4.00	4.00	100	1989	1989	3	57	2,652	
3	1242	WD DECK A	0	100	0	0	498.00	SF	10.00	10.00	100	1991	1991	3	20	996	