

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

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	1,898	100	1,898	238,276
FGR	400	55	220	27,619
FOP	42	30	13	1,632
FSP	153	40	61	7,658
TOTALS	2,493		2,192	275,185

EXTRA FEATURES

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	57	2,484	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0825	BRICK	0	100	0	0	388.00	SF	12.50	12.50	100	2018	2018	3	99	4,802	

LAND DESCRIPTION

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/16/2019 BY DJ

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,192	122.1374	152.67	334,653	1989	1989	0	0	0 17.77	82.23
1 SNGL FAM - 100% - 0 Heated Area: 1898 HX Base Yr											
2573 PIRATES BAY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU											

2573 PIRATES BAY DR, FERNANDINA BEACH

TOTAL OB/XF 9,596											

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Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				275,185			
TOTAL MARKET OB/XF VALUE				9,596			
TOTAL LAND VALUE - MARKET				175,000			
TOTAL MARKET VALUE				459,781			
SOH/AGL Deduction				286,657			
ASSESSED VALUE				173,124			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				123,124			
TOTAL JUST VALUE				459,781			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				402,797			