



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 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	1,493	100	1,493	189,573
FEP	160	80	128	16,253
FGR	434	55	239	30,347
FOP	15	30	4	508
UOP	132	20	26	3,302
TOTALS	2,234		1,890	239,983

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,890	116.4240	145.53	275,052	1992	1997	0	0	0 12.75	87.25
1 SNGL FAM - 100% - 2024 Heated Area: 1493 HX Base Yr 2024											
2525 PIRATES BAY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/14/2024 MLU											

EXTRA FEATURES							2525 PIRATES BAY DR, FERNANDINA BEACH				INC DATE				AG DATE		08/24/2024		1225	
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	684.00	SF	5.20	5.20	100	1992	1992	3	64	2,276				
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1992	1992	3	64	162				
3	0479	VF PICKET	0	100	0	0	37.00	LF	10.00	10.00	100	2002	2002	3	58	215				