



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																	
Exterior Wall		05	AVERAGE 80		0900	01	2,505	119.9616	149.95	375,625	1990	2000	0	0	0	11.30	88.70	STANDARD																
Exterior Wall		12	CEDAR 20		1 SNGL FAM - 100% - 2023										Heated Area: 2226										HX Base Yr 2023									
Roof Structure		03	GABLE/HIP 100																															
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		13	LVT/LAMMT 60																															
Interior Floor		11	CLAY TILE 40																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		3	100																															
Bathrooms		2.5	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		2,226	100	2,226	296,071																													
FGR		420	55	231	30,724																													
FOP		40	30	12	1,596																													
FSP		90	40	36	4,788																													
TOTALS		2,776		2,505	333,179																													
EXTRA FEATURES										2417 PIRATES BAY DR, FERNANDINA BEACH																								
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		0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																	
2		0812	CONCRETE C	0	100	0	0	1,055.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,511																	