

BLOCK B LOT 12
IN OR 1961/1981
PIRATES COVE #1 PB 4/6

NEWBY RANDAL L & CAROL J
2631 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000B-0120



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	1083.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,414	100	2018	2,414	452,960
FGR	625	55	2018	344	64,548
FOP	388	30	2017	116	21,766
FOP	299	30	2018	90	16,888
TOTALS	3,726			2,964	556,161

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,964	121.8052	192.45	570,422	2018	2018	0	0	0	2.50	97.50

1 SFR CUST - 100% - 2019

Heated Area: 2414

HX Base Yr 2019

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a heated area of 2414 square feet. The plan is divided into several labeled zones with their respective dimensions:

- FOP 2017** (Front Porch): A rectangular area at the top center, measuring 16 units wide and 20 units high.
- BAS 2018** (Bathroom): A large rectangular area on the left side, measuring 46 units wide and 17 units high.
- FGR 2018** (Front Garden Room): A rectangular area at the bottom center, measuring 25 units wide and 25 units high.
- FOP 2018** (Front Porch): A small rectangular area at the bottom left, measuring 13 units wide and 8 units high.

Other dimensions and layout details include:

- The top boundary is 17 units wide.
- The right boundary is 51 units high.
- The bottom boundary is 33 units wide.
- The left boundary is 4 units wide.
- The top-left corner is 17 units wide and 4 units high.
- The bottom-left corner is 13 units wide and 8 units high.
- The bottom-right corner is 25 units wide and 6 units high.
- The top-right corner is 17 units wide and 20 units high.
- The bottom-right corner is 25 units wide and 25 units high.
- The bottom-left corner is 13 units wide and 8 units high.
- The bottom-center area is 7 units wide and 5 units high.
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