

BLOCK C LOT 7
IN OR 1516/128
PIRATES COVE 1 REPLAT PB 5/8

WHITT WILBY W & CATHERINE Y
2613 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000C-0070



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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,964	100	2006	1,964	307,495
DCK	516	10	2006	52	8,142
FGR	528	55	2006	290	45,404
FOP	282	30	2006	85	13,308
FSP	200	40	2006	80	12,525
FST	30	55	2006	16	2,505
FST	45	55	2006	25	3,914
FST	55	55	2006	30	4,697
FST	55	55	2006	30	4,697
FST	68	55	2006	37	5,793
TOTALS	5,175			3,946	617,808

** This building has 14 Sub-Areas

2613 COUNTESS OF EGMONT ST, FERNANDINA BEACH

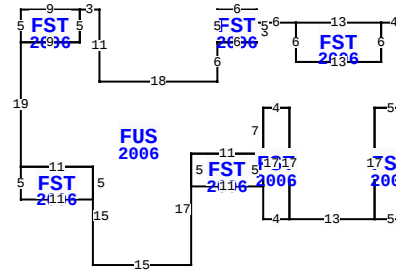
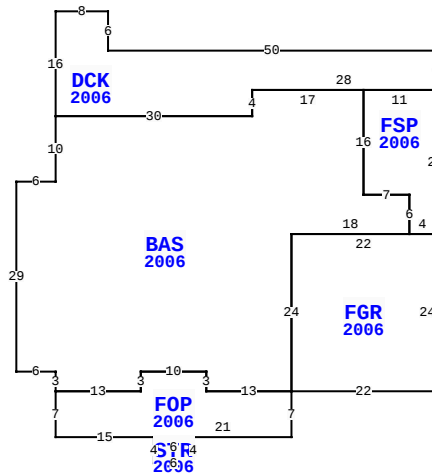
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	86	436	
3	0810	CONCRETE A	0 100	0	0	1,230.00	SF	6.50	6.50	100	2006	2006	3	86	6,876	
4	1242	WD DECK A	0 100	8	4	32.00	SF	11.00	11.00	100	2006	2006	3	24	84	
5	1242	WD DECK A	0 100	3	4	12.00	SF	10.50	10.50	100	2006	2006	3	24	30	

LAND DESCRIPTION			TOTAL OB/XF 10,541													
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
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 01 3,946 108.2970 171.11 675,200 2006 2006 0 0 8.50 91.50
1 SFR CUST - 100% - 2008 Heated Area: 3209 HX Base Yr 2008



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		617,808
TOTAL MARKET OB/XF VALUE		10,541
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		1,033,349
SOH/AGL Deduction		584,746
ASSESSED VALUE		448,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		397,881
TOTAL JUST VALUE		1,033,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		850,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052969	GAS	1,000	11/04/2005
20052584	NEW CONSTR	6,000	08/31/2005
20052511	H/AC	8,000	08/23/2005
20051787	NEW CONSTR	275,000	05/13/2005
20051796	ELEC OTHER	1,000	05/13/2005
20051675	DEMOLITION	1,000	04/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/0128	8/01/2007	WD Q	I			744,000
GRANTOR: GILLETTE NICKEY E & T						
GRANTEE: WHITT WILBY W & CAT						
1284/0573	12/29/2004	WD Q	V			100,000
GRANTOR: NASSAU BLDG & SUPPLY						
GRANTEE: GILLETTE NICKEY E &						

BUILDING NOTES																
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BUILDING DIMENSIONS
FGR=[YR=2006] N24 FSP=[YR=2006] N22 DCK=[YR=2006] N6 W50 N6 W8 S16 BAS=[YR=2006] S10 W6 S29 E6 S3 FOP=[YR=2006] S7 E15 STR=[YR=2006] S4E6N4 W6\$ E21 N7 W13 N3 W10 S3W13\$ E13N3E10S3E13N24E18N6W7 N16W17 S4W30\$E30N4E28\$W11S16E7 S6E4\$ W22S24E22\$ PTR=E15N5 FST=[YR=2006] N5 FUS=[YR=2006] N19 FST=[YR=2006] N5 E9 S5 W9\$E9 N5 E3 S11 E18 N6 FST=[YR=2006] N5 E6 S5 W6\$E6 N3 E6 FST=[YR=2006] E13 S6 W13 N6\$S6 E13N6 E4S13 FST=[YR=2006] S17 W5 N17E5\$W5 S17 W13 FST=[YR=2006] W4N17 E4 S17\$ N17W4S7 FST=[YR=2006] S5 W11N5E11\$ W11S17 W15 N15 W11\$ E11 S5 W11 \$W15S5\$.