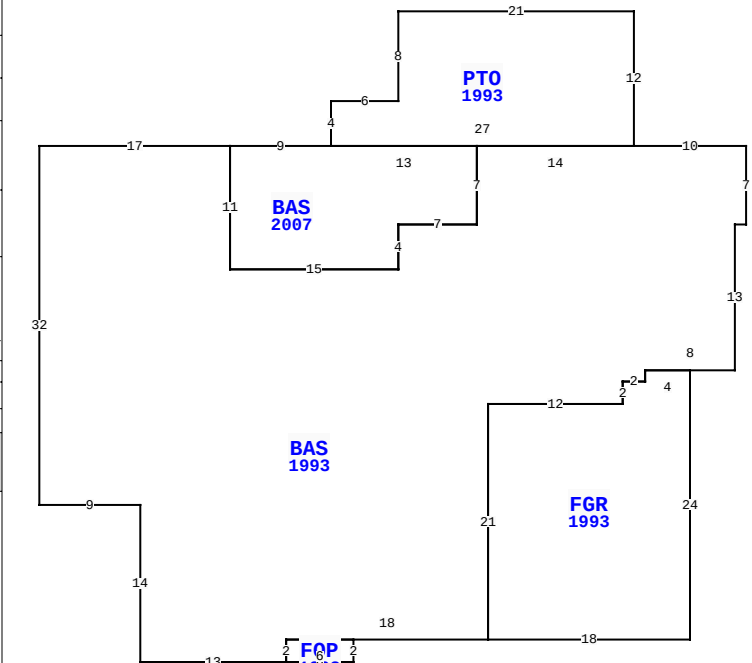


MEIERDIERCK JOHN E & BEVERLY A
2561 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

00-00-31-164B-0041-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PNTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 90				0900	01	2,398	117.5461	155.16	372,074	1990	1990		0	0	16.65	83.35																	
Roof Structur	20	FACE BRICK 10				1 SNGL FAM - 100% - 1996										Heated Area: 2163										HX Base Yr 1996									
Roof Cover	03	GABLE/HIP 100																																	
Interior Wall	03	COMP SHNGL 100																																	
Interior Floo	05	DRYWALL 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	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. 100																																	
Units		0 100																																	
Occupancy	00	NONE 100																																	
Quality		06 Quality Level 06																																	
DOR CODE		0100 SINGLE FAMILY																																	
MAP NUM						MKT AREA		01																											
NEIGHBORHOOD/LOC		1046.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,949	100	1993	1,949	252,056																														
BAS	214	100	2007	214	27,676																														
FGR	394	55	1993	217	28,064																														
FOP	12	30	1993	4	518																														
PTO	276	5	1993	14	1,810																														
TOTALS		2,845				2,398		310,124																											
EXTRA FEATURES						2561 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	0811	CONCRETE B	0	100	0	0	824.00	SF	5.20	5.20	100	1990	1990	3	57	2,442																			
LAND DESCRIPTION						TOTAL OB/XF										2,442																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000																		
REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS																																			