



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	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
BAS	1,493	100
FEP	160	80
FGR	434	55
FOP	15	30
UOP	132	20
TOTALS	2,234	1,890

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	121.7160	160.67	303,666	1992	1997	0	0	0 13.25	86.75
1 SNGL FAM - 100% - 2024						Heated Area: 1493			HX Base Yr 2024		
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
2525 PIRATES BAY DR, FERNANDINA BEACH						05/01/2025					
						MLU					

EXTRA FEATURES							2525 PIRATES BAY DR, FERNANDINA BEACH					INC DATE				AG DATE			
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	62	2,205			
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1992	1992	3	62	157			
3	0479	VF PICKET	0	100	0	0	37.00	LF	10.00	10.00	100	2002	2002	3	55	204			