

LOT 64
IN OR 2069/1331
PIRATES BAY PB 5/213

L CORTES PROPERTY LLC
2270 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0064-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	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		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	1993	1,959	256,858
BAS	189	100	2011	189	24,781
FGR	380	55	1993	209	27,403
FOP	36	30	1993	11	1,442
TOTALS	2,564			2,368	310,484

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,368	117.2080	154.71	366,353	1992	1992	0	0	15.25	84.75

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SNGL FAM - 0% - 2023

Heated Area: 2148

HX Base Yr

The diagram is a site plan showing a large rectangular lot with several internal divisions. The lot is bounded by a 42-foot vertical line on the left and a 22-foot vertical line on the right. The top boundary is 13 feet on the left, 27 feet in the middle, and 20 feet on the right. The bottom boundary is 13 feet on the left, 10 feet in the middle, and 12 feet on the right. The plan includes the following areas and dimensions:

- BAS 2011**: A rectangular area at the top center, measuring 7 feet by 27 feet.
- BAS 1993**: A large rectangular area on the left side, measuring 42 feet by 13 feet.
- FGR 1993**: A rectangular area on the right side, measuring 20 feet by 19 feet.
- FOP 1993**: A small rectangular area at the bottom center, measuring 2 feet by 2 feet.

Other dimensions shown include 13, 27, 20, 7, 22, 19, 20, 12, 10, 8, 2, 2, 4, 5, 5, 13, and 2.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025

ML