



BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
Exterior Wall	10	ABOVE AVG 100				
Roof Structure	08	IRREGULAR 100				
Roof Cover	03	COMP SHNGL 100				
Interior Wall	05	DRYWALL 100				
Interior Floor	12	HARDWOOD 80				
Interior Floor	11	CLAY TILE 20				
Air Condition	03	CENTRAL 100				
Heating Type	04	AIR DUCTED 100				
Bedrooms		3 100				
Bathrooms		4 100				
Frame	02	WOOD FRAME 100				
Stories	1.	1. 100				
Units		0 100				
Occupancy	00	NONE 100				
Quality	03	Quality Level 03				
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	3,351	100	2018	3,351	571,075	
FGR	770	55	2018	424	72,258	
FOP	246	30	2018	74	12,611	
FOP	473	30	2018	142	24,200	
STP	14	10	2018	1	171	
TOTALS	4,854			3,992	680,313	

2609 BLACKBEARD PL, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

04/07/2026 MLU

EXTRA FEATURES							2609 BLACKBEARD PL, 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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	3,880	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
3	0911	SCRN RM A	0	100	0	0	1,053.00	SF	18.00	18.00	100	2018	2018	3	74	14,026	
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