

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

2026

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

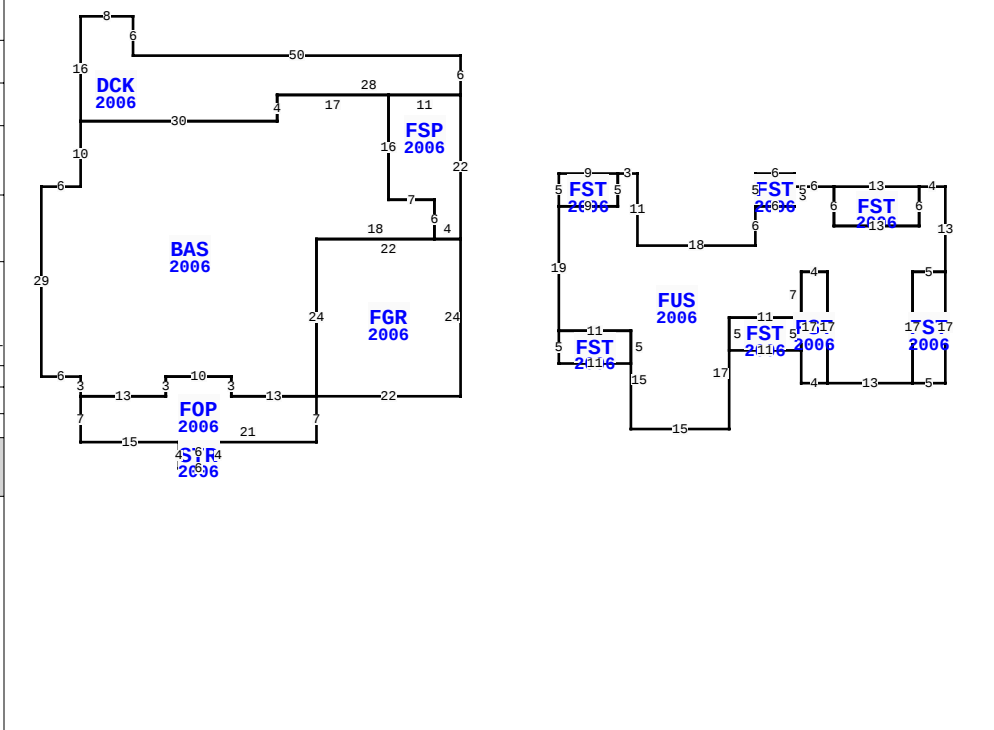
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1083.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2006	1,964	305,993
DCK	516	10	2006	52	8,102
FGR	528	55	2006	290	45,182
FOP	282	30	2006	85	13,243
FSP	200	40	2006	80	12,464
FST	30	55	2006	16	2,492
FST	45	55	2006	25	3,895
FST	55	55	2006	30	4,674
FST	55	55	2006	30	4,674
FST	68	55	2006	37	5,765
TOTALS	5,175			3,946	614,791

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	1242	WD DECK A	0	100	8	4	32.00	SF	11.00	11.00	100
5	1242	WD DECK A	0	100	3	4	12.00	SF	10.50	10.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00

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	103.1400	171.21	675,595	2006	2006	0	0	9.00	91.00
1 SFR CUST			100% - 2008	Heated Area: 3209				HX Base Yr 2008			



** This building has 14 Sub-Areas

2613 COUNTESS OF EGMONT ST, FERNANDINA BEACH											
BLD DATE				LGL DATE				04/07/2026			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY						PAGE 1 of 1					
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						614,791					
TOTAL MARKET OB/XF VALUE						3,185					
TOTAL LAND VALUE - MARKET						350,000					
TOTAL MARKET VALUE						967,976					
SOH/AGL Deduction						507,261					
ASSESSED VALUE						460,715					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						409,304					
TOTAL JUST VALUE						967,976					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,033,349					

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\$.											