

LOT 71
IN OR 1706/912
PIRATES BAY PB 5/213

BRADY KELLY & KAREN M
2345 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0071-0000



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		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	00	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	1,677	100	1993	1,677	233,911
FGR	450	55	1993	248	34,591
FOP	20	30	1993	6	837
FSP	124	40	1993	50	6,975
TOTALS	2,271			1,981	276,314

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,981	119.4620	166.05	328,945	1990	1990	0	0	0 16.00	84.00	
1 SNGL FAM		100% - 2011		Heated Area: 1677				HX Base Yr 2011				
2345 PIRATES BAY DR, FERNANDINA BEACH												