BLOCK A LOT 1
PIRATES COVE #1 PB 4/6

ADAMS FAMILY TRUST/ADAMS JOHN D JR TRUSTEE
2601 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000A-0010

BUILDING CHARACTERISTICS

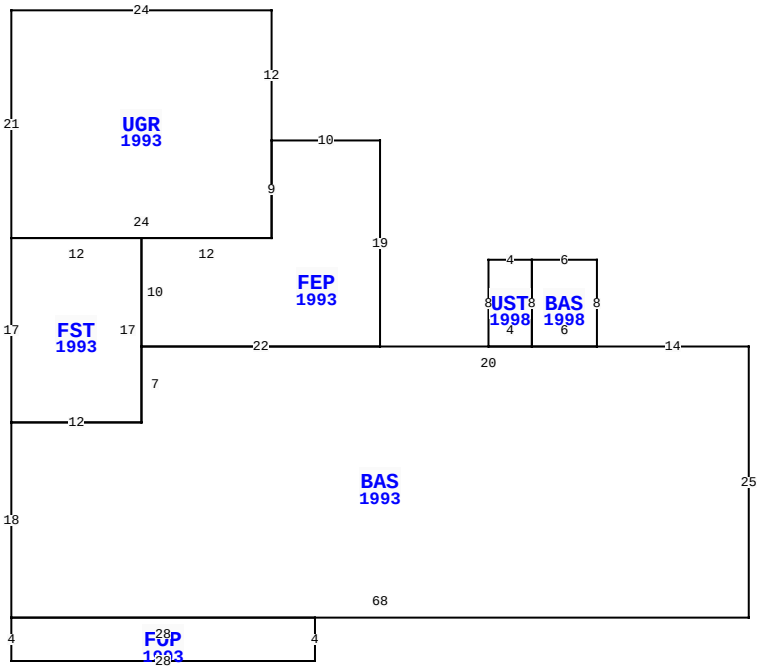
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	109,326
BAS	48	100	48	3,247
FEP	310	80	248	16,777
FOP	112	30	34	2,300
FST	204	55	112	7,577
UGR	504	45	227	15,357
UST	32	45	14	947
TOTALS	2,826		2,299	155,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	108.8780	98.26	225,900	1951	1951	0	0	0	31.15	68.85

1 SINGLE FAM – 0% - 0 Heated Area: 1664 HX Base Yr



BLD DATE	07/17/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2601 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,532
TOTAL MARKET OB/XF VALUE	29,204
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	372,236
SOH/AGL Deduction	10,476
ASSESSED VALUE	361,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,760
TOTAL JUST VALUE	372,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210757	REPAIR/RRF	0	11/10/2021
20042233	ELEC OTHER	1,000	11/30/2004
20040949	GARAGE	6,000	05/24/2004
20020493	REPAIR/RRF	7,000	03/21/2002
19991421	GARAGE	2,000	10/21/1999
10132B	GARAGE	4,000	11/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0265	9/10/2021	WD	Q	I	01	350,000
GRANTOR: FOSTER FAMILY REV LIV						
GRANTEE: ADAMS FAMILY TRUST						
1999/1502	8/21/2015	QC	U	I	11	100
GRANTOR: FOSTER BILLY B & LORE						
GRANTEE: FOSTER FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 BAS=[YR=1998] N8 W6 UST=[YR=1998] W4 S8 E4 N8 $ S8 E6 $ W20 FEP=[YR=1993] N19 W10 UGR=[YR=1993] N12 W24 S21 FST=[YR=1993] S17 E12 N17 W12 $ E24 N9 $ S9 W12 S10 E22 $ W22 S7 W12 S18 FOP=[YR=1993] S4 E28 N4 W28 $ E68 N25 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	312.00	SF	6.50	6.50	100	1981	1981	3	38	771	
2	0845	KOOL DECK	0	0	0	0	800.00	SF	7.25	7.25	100	1990	1990	3	62	3,596	
5	0810	CONCRETE A	0	0	0	0	851.00	SF	6.50	6.50	100	1981	1981	3	38	2,102	
7	0810	CONCRETE A	0	0	17	36	612.00	SF	6.50	6.50	100	1990	1990	3	62	2,466	
8	0825	BRICK	0	0	4	8	32.00	SF	12.50	12.50	100	1990	1990	3	87	348	
9	0510	GARAGE WD-	0	0	32	24	768.00	SF	35.00	35.00	100	2007	2007	3	52	13,978	
10	0810	CONCRETE A	0	0	40	22	880.00	SF	6.50	6.50	100	2007	2007	3	89	5,091	
11	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2007	2007	3	74	852	

LAND DESCRIPTION

TOTAL OB/XF 29,204

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	R-1A	0.00	0.00	1.00	LT		1.00	1.00	0.75	250,000.00	187,500.00	187,500							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS