BLOCK A LOT 5
IN OR 431 PG 562
PIRATES COVE 1 PB 4/6

WOOD RALPH N JR & MARGARET ANN
2617 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000A-0050

BUILDING CHARACTERISTICS

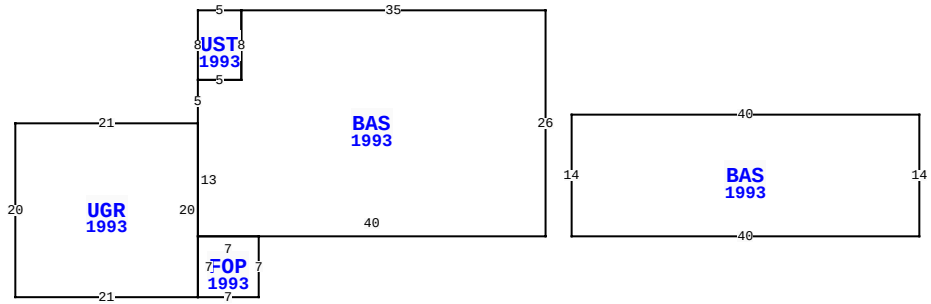
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	560	100	560	42,995
BAS	1,000	100	1,000	76,777
FOP	49	30	15	1,152
UGR	420	45	189	14,511
UST	40	45	18	1,382
TOTALS	2,069		1,782	136,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	112.5000	101.53	180,926	1964	1980	0	0	0	24.38	75.62

1 SINGLE FAM – 100% - 0 Heated Area: 1560 HX Base Yr



2617 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,816
TOTAL MARKET OB/XF VALUE		683
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		387,499
SOH/AGL Deduction		286,526
ASSESSED VALUE		100,973
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,973
TOTAL JUST VALUE		387,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041677	XFOB	3,000	09/17/2004
20020413	REPAIR/RRF	4,000	03/08/2002
2535	REPAIR/RRF	2,535	05/18/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0431/0562	9/01/1984	WD	Q	I		72,900
GRANTOR:						
GRANTEE:						
0304/0272	11/01/1979	WD	U	I		47,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W35 S8 W5 S5 S13 E40 N26 $
BAS=[YR=1993;ORIG=43,26] N14 W40 S14 E40 $
UGR=[YR=1993;ORIG=-40,13] W21 S20 E21 N20 $
FOP=[YR=1993;ORIG=-40,26] S7 E7 N7 W7 $
UST=[YR=1993;ORIG=-35,0] W5 S8 E5 N8 $
.

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	100	0	0	300.00	SF	6.50	6.50	100	1980	1980	3	35	683	

LAND DESCRIPTION

TOTAL OB/XF 683

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	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 07/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS