

BLOCK A LOT 9
IN OR 1414/1593
PIRATES COVE 1 PB 4/6

CONLON THOMAS &/MCDANNALD MARY ARCHER
1417 SADLER RD #484
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000A-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	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	1,441	100	1,441	111,883
BAS	270	100	270	20,964
FOP	48	30	14	1,087
FUS	512	100	512	39,753
TOTALS	2,271		2,237	173,687

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	600.00	SF	6.50	6.50	100	1962
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1962
3	0462	ST/AL FNC	0	0	0	1,080.00	SF	10.00	10.00	100	2004
4	0479	VF PICKET	0	0	0	40.00	LF	10.00	10.00	100	2009

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	SFR	0	0003	R-1A	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
0100	01	2,237	104.8600	94.64	211,710	1962	1986	0	0	17.96	82.04
1 SINGLE FAM - 0% - 0											
Heated Area: 2223 HX Base Yr											

BLD DATE	07/17/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
2633 GREGOR MCGREGOR BLVD, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,687	
TOTAL MARKET OB/XF VALUE		6,287	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		429,974	
SOH/AGL Deduction		70,775	
ASSESSED VALUE		359,199	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		359,199	
TOTAL JUST VALUE		429,974	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		398,189	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070850	REPAIR/RRF	6,852	05/16/2007
20070822	REPAIR/RRF	7,799	05/10/2007
20060624	REMODEL	2,485	03/27/2006
20060456	H/AC	4,620	03/06/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1414/1593	5/24/2006	WD	Q	I		385,000	
GRANTOR: MOLUMBY STEPHEN J & J							
GRANTEE: COLAN THOMAS & MARY							
0794/1417	5/28/1997	WD	Q	I		120,000	
GRANTOR: HURST WILLIAM P & DIA							
GRANTEE: MOLUMBY STEPHEN J &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W9 BAS=[YR=1993] W46 S32 E6 R2 D3 E5 U3 R2 E5 N2 E12 FOP=[YR=1993] S4 E12 N4 W12\$ E14 N30 \$ S30 E9 N30\$ PTR= N10 FUS=[YR=1993] N16 W32 S16 E32\$ S10\$.											