

BRANHAM JAMES C & LINDA
2657 MCGREGOR BV
FERNANDINA BEACH, FL 32034

00-00-31-1640-000A-0150

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				188,733				
TOTAL MARKET OB/XF VALUE				4,292				
TOTAL LAND VALUE - MARKET				250,000				
TOTAL MARKET VALUE				443,025				
SOH/AGL Deduction				210,020				
ASSESSED VALUE				233,005				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				183,005				
TOTAL JUST VALUE				443,025				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				410,611				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20110444		H/AC		3,837		03/30/2011		
20060313		XFOB		2,400		02/09/2006		
20053093		DEMOLITION		0		11/30/2005		
20052906		REMODEL		1,000		10/24/2005		
20052694		REMODEL		9,000		09/21/2005		
20051866		REMODEL		5,000		05/31/2005		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1749/0348		7/22/2011		WD	Q	I	01	275,000
GRANTOR: COE STEVEN & CONNIE								
GRANTEE: BRANHAM JAMES C & L								
1313/1178		4/29/2005		WD	Q	I		255,000
GRANTOR: BUTLER MERRILL R & IN								
GRANTEE: COE STEVEN & CONNIE								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W24 N7 W12 BAS=[YR=1994] N5 UOP=[YR=1994] N12 W18 S12 E18 \$ W18 S12 E18 N7 \$ S7 W18 FST=[YR=1993] W14 S7 FGR=[YR=1993] S19 E14 N19 W14 \$ E14 N7 \$ S26 E22 FOP=[YR=1993] E5 N2 W5 S2 \$ N2 E5 S2 E27 N26 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
50,000								
Common: 250,000 PRINTED 08/02/2023 BY SYS								