

BLOCK A LOT 16
IN OR 883/511
PIRATES COVE #1 PB 4/6

CUTT JULIANA M
2661 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000A-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	27	PREFIN MTL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

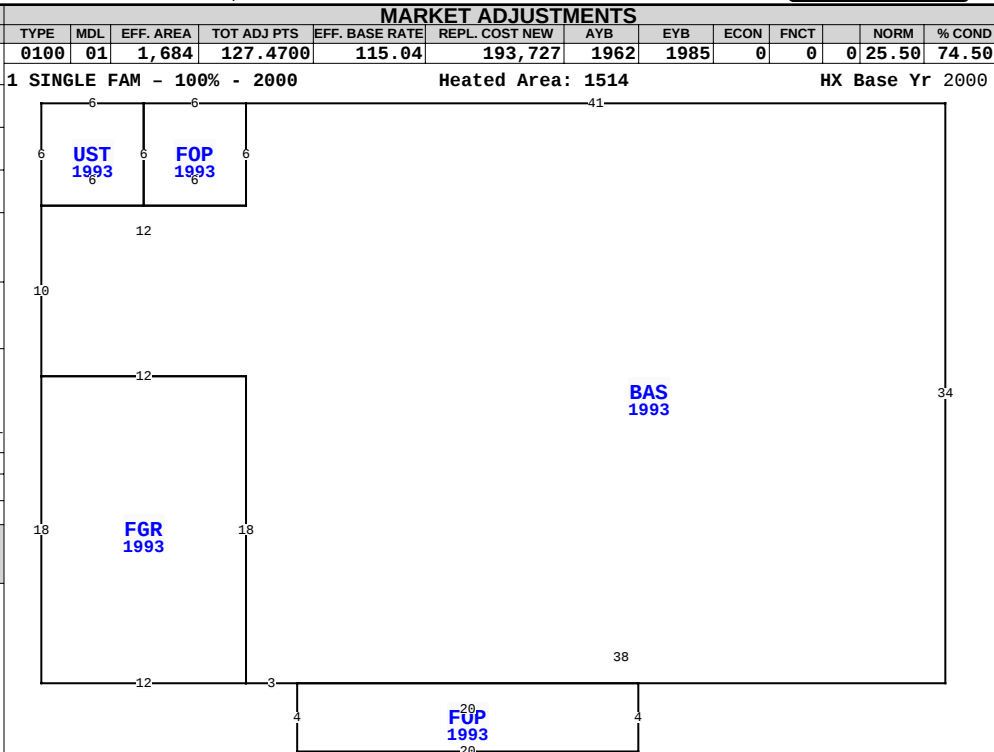
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100	1,514	129,757
FGR	216	55	119	10,199
FOP	36	30	11	942
FOP	80	30	24	2,057
UST	36	45	16	1,372

TOTALS	1,882		1,684	144,327
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	12	24	288.00	SF	4.23	
2	0810	CONCRETE A	0 100	51	8	408.00	SF	4.23	
3	0810	CONCRETE A	0 100	4	28	112.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1A	0.00	0.00	1.00

REVIEW DATE	10/24/2019	BY	DJA
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BLD DATE	07/16/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.23	100	1981	1981	3	38	462	
4.23	100	1981	1981	3	38	655	
6.50	100	1999	1999	3	79	575	

TOTAL OB/XF									
1,692									

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		144,327	
TOTAL MARKET OB/XF VALUE		1,692	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		396,019	
SOH/AGL Deduction		322,624	
ASSESSED VALUE		73,395	
TOTAL EXEMPTION VALUE		48,395	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		396,019	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052109	REPAIR/RRF	2,000	06/30/2005
20033708	REPAIR/RRF	4,000	08/21/2003
20004272	FOUNDATION	5,000	10/31/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0883/0511	5/14/1999	WD	Q	I		55,000	
GRANTOR: DAVIS MARVIN RAY							
GRANTEE: CUTT JULIANA M							
0164/0687	1/01/1974	WD	U	I		30,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W41 FOP=[YR=1993] W6 UST=[YR=1993] W6 S6 E6 N6 \$ S6 E6 N6 \$ S6 W12 S10 FGR=[YR=1993] S18 E12 N18 W12 \$ E12 S18 E3 FOP=[YR=1993] S4 E20 N4 W20 \$ E38 N34 \$.							