

BLOCK B LOT 2
IN OR 2330/35
PIRATES COVE 1 PB 4/6

WINTER-JOHNSON REV TRUST/WINTER KATHLEEN L TRUSTEE
2606 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000B-0020



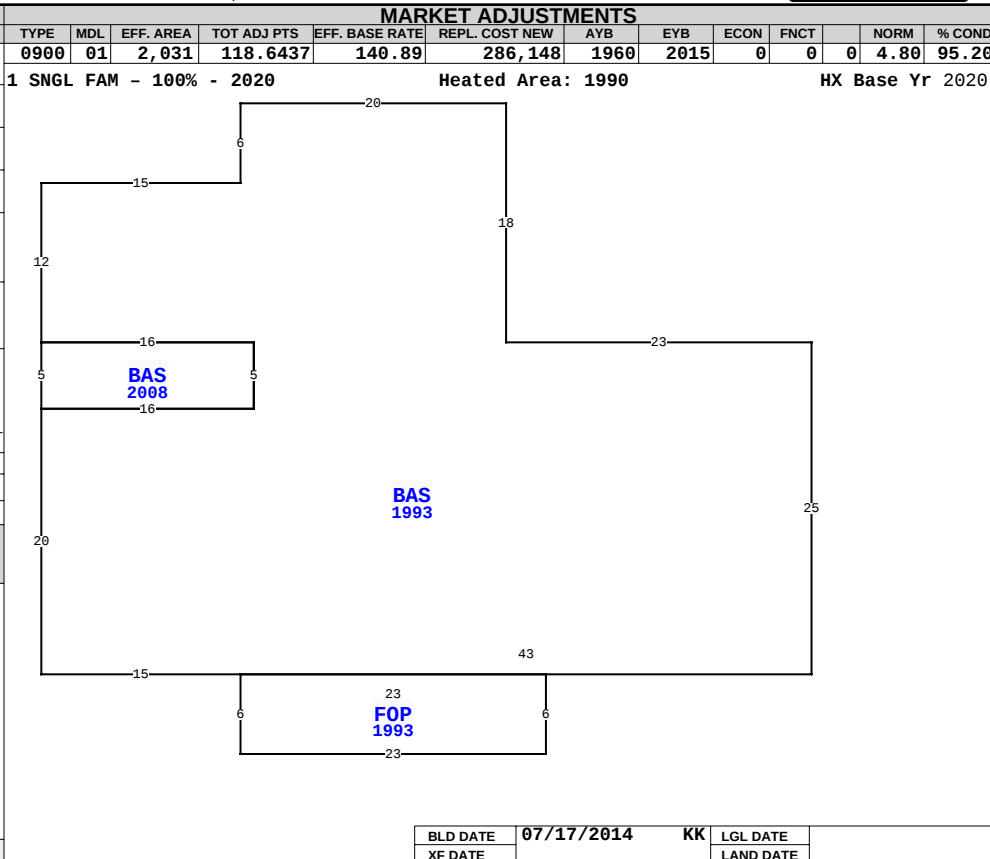
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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
NEIGHBORHOOD/LOC	1083.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1,910	256,183
BAS	80	100	80	10,730
FOP	138	30	41	5,499
TOTALS	2,128		2,031	272,413

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	
6	1242	WD DECK A	0	100	0	0	185.00	SF	10.00	10.00	
7	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	

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



BLD DATE	07/17/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
2606 GREGOR MCGREGOR BLVD, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		281,377	
TOTAL MARKET OB/XF VALUE		4,575	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		535,952	
SOH/AGL Deduction		170,489	
ASSESSED VALUE		365,463	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		315,463	
TOTAL JUST VALUE		535,952	
NCON VALUE		11,913	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222469	REMODEL	10,000	09/15/2022
20222000	REPAIR/RRF	29,718	02/25/2022
20090587	REPAIR/RRF	5,500	05/12/2009
20061779	DEMOLITION	0	07/25/2006
20041280	REMODEL	2,000	07/13/2004
3140B	REMODEL	5,000	01/15/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2330/0035	12/30/2019	WD	U	I	11	100
GRANTOR: WINTER KATHLEEN L						
GRANTEE: WINTER-JOHNSON REVO						
2215/1428	8/01/2018	WD	Q	I	02	412,500
GRANTOR: RADEMACHER PAUL L & J						
GRANTEE: WINTER KATHLEEN L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 N18 W20 S6 W15 S12 BAS=[YR=2008] S5 E16 N5 W16\$E16 S5 W16 S20 E15 FOP=[YR=1993] S6 E23 N6 W23\$ E43 N25\$.											

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