BLOCK B LOT 4
PIRATES COVE #1 PB 4/6

KIRK CHRISTOPHER
PO BOX 17728
FERNANDINA BEACH, FL 32035

2023

00-00-31-1640-000B-0040

BUILDING CHARACTERISTICS

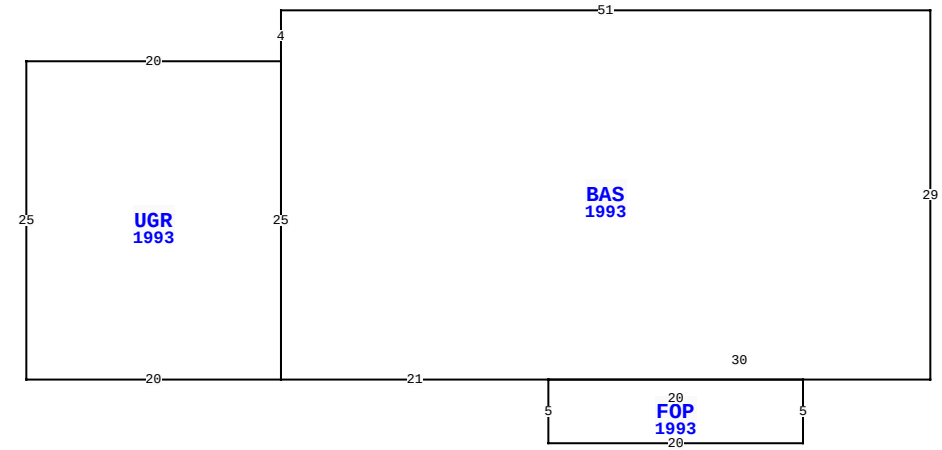
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,479	100	1,479	121,206
FOP	100	30	30	2,458
UGR	500	45	225	18,439
TOTALS	2,079		1,734	142,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	131.6000	118.77	205,947	1966	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 0% - 0 Heated Area: 1479 HX Base Yr



2614 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,103
TOTAL MARKET OB/XF VALUE	1,279
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	393,382
SOH/AGL Deduction	65,201
ASSESSED VALUE	328,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,181
TOTAL JUST VALUE	393,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6890	REPAIR/RRF	3,000	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2359/0965	5/05/2020	QC	U	I	11	100
GRANTOR: KIRK CHRISTOPHER S						
GRANTEE: KIRK CHRISTOPHER						
1884/1123	9/29/2013	WD	Q	I	02	193,000
GRANTOR: BEAN LUCRETIA ANN DAV						
GRANTEE: KIRK CHRISTOPHER S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S4 UGR=[YR=1993] W20 S25 E20 N25$ S25 E21
FOP=[YR=1993] S5 E20 N5 W20$ E30 N29$.

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	0	0	0	738.00	SF	6.50	6.50	100	1966	1966	3	20	959	
2	1241	WD DECK G	0	0	0	0	139.00	UT	11.50	11.50	100	1986	1986	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 1,279

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	0		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