

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall
Roof Structure

1908

COMMON BRK 100
IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

04

PLYWOOD 100

Interior Floor

14

CARPET 80

Interior Floor

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

03

MASONRY 100

Stories Units

1.

1. 100
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

TOTALS

2,185

2,026

164,421

EXTRA FEATURES

L N

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 0825

BRICK

0 0 0 0

1,159.00 SF

12.50

12.50

100

1986

1986

3

83

12,025

2 0825

BRICK

0 0 0 0

267.00 SF

12.50

12.50

100

1970

1970

3

58

1,936

7 0350

CARPORT WD

0 0 0 0

516.00 SF

13.00

13.00

100

2015

2015

3

74

4,964

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 0003

R-1

0.00

0.00

2.00 LT

1.00

1.00

1.00

250,000.00

250,000.00

500,000

REVIEW DATE

05/22/2020

BY

DJA

Total Acres:

0.00

Total Land Value:

500,000

Market:

0

Agricultural:

0

Common:

500,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100 01

2,026

121.5200

109.67

222,191

1960

1990

0

0

0 26.00

74.00

1 SINGLE FAM - 0% - 0

Heated Area: 1885

HX Base Yr

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,885

100

1,885

152,979

FOP

96

30

29

2,353

FST

204

55

112

9,089

BLD DATE

XF DATE

IRE DATE

LGL DATE

LAND DATE

AG DATE

2626 GREGOR MCGREGOR BLVD, FERNANDINA

2023

2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

217,236

TOTAL MARKET OB/XF VALUE

18,925

TOTAL LAND VALUE - MARKET

500,000

TOTAL MARKET VALUE

736,161

SOH/AGL Deduction

0

ASSESSED VALUE

736,161

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

736,161

TOTAL JUST VALUE

736,161

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

706,092

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2621/1817

2/27/2023

QC

U

I

11

100

GRANTOR: STURGES DANIEL DAVID

GRANTEE: PARK BENCH INVESTME

2502/1450

10/05/2021

QC

U

I

11

100

GRANTOR: STURGES NANCY A REV T

GRANTEE: STURGES DANIEL D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N20 W13 S20 W23 FST=[YR=1994] W12 S17 E12 N17\$ S17 W12 S24 E13 N8 FOP=[YR=1993] E16 N6 W16 S6 \$ N6 E48 N27 \$.

REVIEW DATE	05/22/2020	BY	DJA	Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0	Common: 500,000	PRINTED 08/02/2023 BY SYS
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