BLOCK B LOT 8
PIRATES COVE # PB 4/6

MUDD DAVID D JR & ANGELINE B L/E/
2630 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000B-0080

BUILDING CHARACTERISTICS

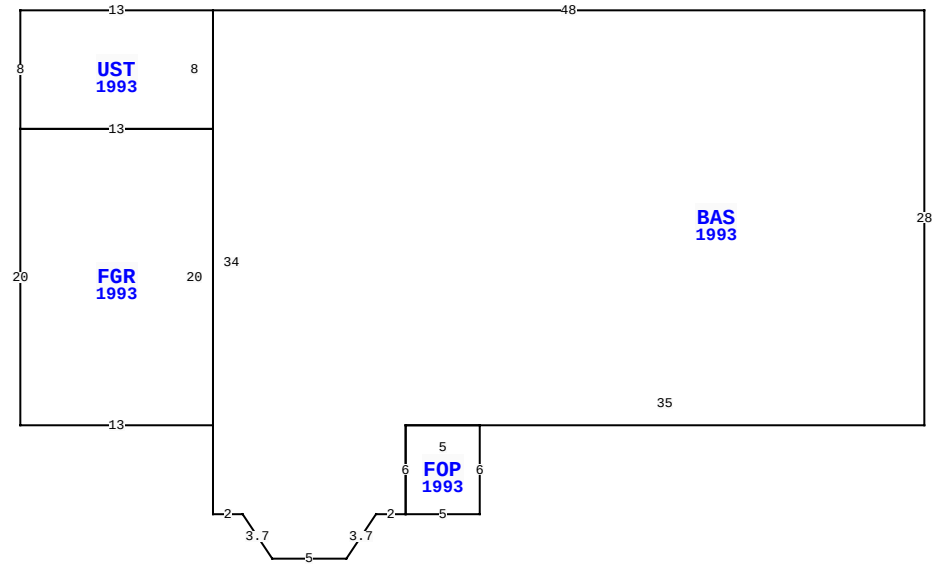
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,443	100	1,443	138,693
FGR	260	55	143	13,744
FOP	30	30	9	865
UST	104	45	47	4,517
TOTALS	1,837		1,642	157,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	131.4780	118.66	194,840	1974	2000	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 1996 Heated Area: 1443 HX Base Yr 1996



2630 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		157,820
TOTAL MARKET OB/XF VALUE		22,260
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		430,080
SOH/AGL Deduction		305,194
ASSESSED VALUE		124,886
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,886
TOTAL JUST VALUE		430,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121313	REMODEL KIT.ELEC	1,200	07/03/2012
20121280	REMODEL PLUMBING	300	06/28/2012
20121197	REMODEL KITCHEN &	28,500	06/20/2012
20040998	165LF FENCE	1,000	06/03/2004
20040967	RE-ROOF	4,000	05/26/2004
20040925	H/AC CONDENSER	2,000	05/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/1765	1/16/2020	QC	U	I	11	100
GRANTOR: MUDD DAVID D JR & ANG						
GRANTEE: MUDD FRANCIS J & GA						
1824/0266	6/11/2012	WD	U	I	11	100
GRANTOR: BRADDOCK LISA K ETAL						
GRANTEE: MUDD DAVID D JR & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UST=[YR=1993] W13 S8 FGR=[YR=1993] S20 E13 N20W13$ E13N8$ S34 E2 R2 D3 E5 R2 U3 E2 FOP=[YR=1993] E5 N6 W5S6$ N6E35 N28$.

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	100	0	0	1,425.00	SF	6.50	6.50	100	1980	1980	3	35	3,242	
2	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	100	2000	2000	3	27	13,219	
3	0845	KOOL DECK	0	100	0	0	835.00	SF	7.25	7.25	100	2000	2000	3	80	4,843	
4	0855	CONC PAVER	0	100	21	5	105.00	SF	10.00	10.00	100	2009	2009	3	91	956	

LAND DESCRIPTION

TOTAL OB/XF 22,260

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	100	0003	R-1	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