

BLOCK B LOT 9
IN OR 2159/675
PIRATES COVE 1 PB 4/6

HENNESSY FAMILY TRUST/HENNESSY JOHN LOUIS TRUSTEE
2634 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000B-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	1083.00
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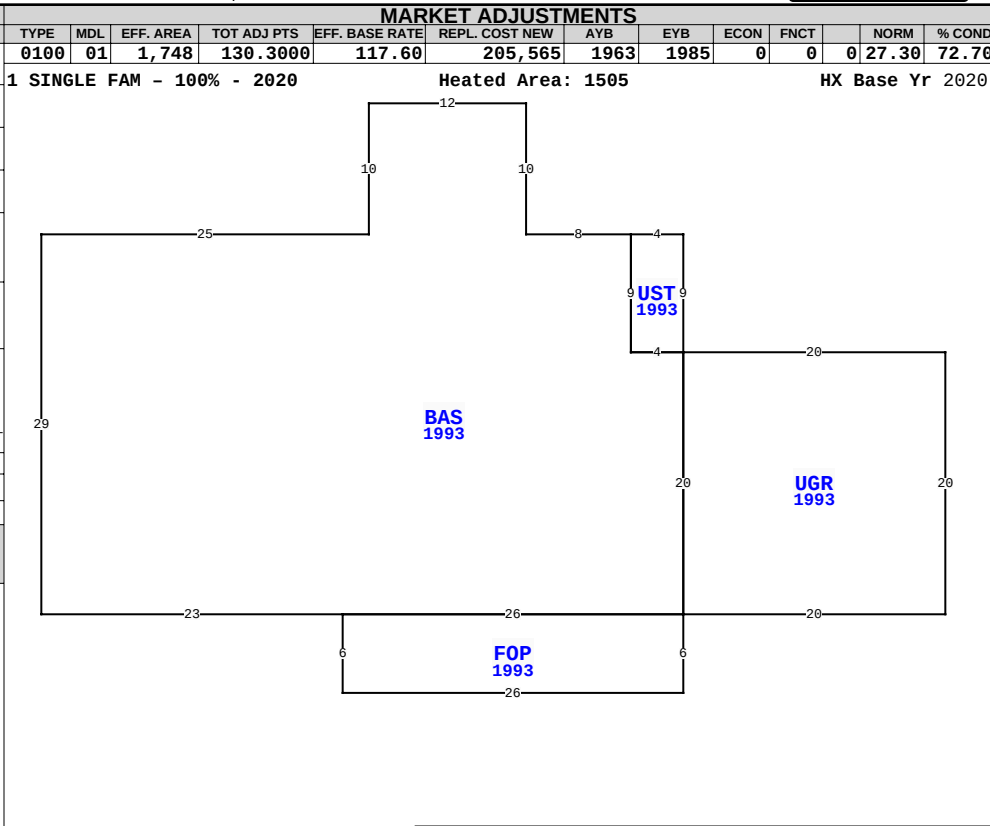
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,505	100	1,505	128,670
FOP	156	30	47	4,018
UGR	400	45	180	15,389
UST	36	45	16	1,368

TOTALS	2,097	1,748	149,446
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	725.00	SF	6.50	6.50	100	1963
2	1243	WD DECK F	0	100	10	80.00	SF	8.00	8.00	100	1980
3	0940	SHEDS/PORT	0	100	12	96.00	SF	30.00	30.00	100	2003

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

REVIEW DATE	07/12/2018	BY	DJX
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2634 GREGOR MCGREGOR BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
1,705	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1,705	1.00	250,000.00	250,000.00	250,000							

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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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		149,446	
TOTAL MARKET OB/XF VALUE		1,705	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		401,151	
SOH/AGL Deduction		112,804	
ASSESSED VALUE		288,347	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		238,347	
TOTAL JUST VALUE		401,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,748	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122317	REROOF W/30YR SHN	8,000	11/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2159/0675	11/22/2017	WD	Q	I	02	295,000
GRANTOR: WILSON LESLIE H & DOR						
GRANTEE: HENNESSY FAMILY TRU						
1150/1473	7/03/2003	WD	Q	I		170,000
GRANTOR: JONES JIMMY O & KATHL						
GRANTEE: WILSON LESLIE H & D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W20 UST=[YR=1993] N9W4 BAS=[YR=1993] W8N10W12S10W25 S29 E23 FOP=[YR=1993] S6E26N6W26\$ E26N20W4N9 \$ S9E4\$ S20E20N20\$.											