

BLOCK D LOT 10
IN OR 1888/989
PIRATES COVE # 1 PB 4/6

PEEVY LEE J & TRACI L
2650 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1640-000D-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1083.00	

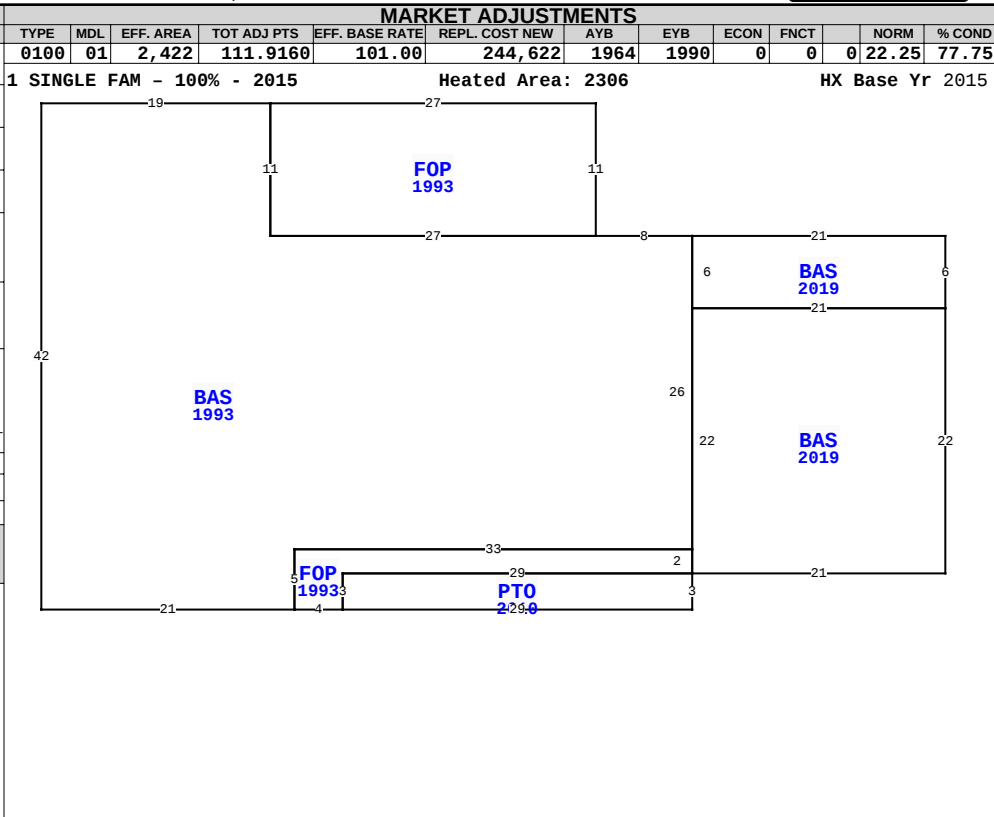
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1,718	134,910
BAS	126	100	126	9,894
BAS	462	100	462	36,280
FOP	78	30	23	1,806
FOP	297	30	89	6,989
PTO	87	5	4	314

TOTALS	2,768		2,422	190,194
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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	52	16	832.00	SF	6.50	6.50	100	1964
2	0810	CONCRETE A	0 100	50	3	300.00	SF	6.50	6.50	100	1988
3	0810	CONCRETE A	0 100	14	10	140.00	SF	6.50	6.50	100	1989
4	0940	SHEDS/PORT	0 100	15	10	150.00	SF	30.00	30.00	100	1989
5	0855	CONC PAVER	0 100	0	0	756.00	SF	10.00	10.00	100	2020
6	0861	POOL GUNIT	0 100	0	0	348.00	SF	85.00	85.00	100	2020

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	

REVIEW DATE 06/03/2021 BY RK



TOTAL OB/XF											
39,220											

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39,220											

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						190,194					
TOTAL MARKET OB/XF VALUE						39,220					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						479,414					
SOH/AGL Deduction						187,672					
ASSESSED VALUE						291,742					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						241,742					
TOTAL JUST VALUE						479,414					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						437,263					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200128	SWIM POOL	30,000	03/19/2020
20181569	MBRCONV	65,000	05/09/2018
20101232	OTHER	5,600	07/28/2010
20101018	H/AC	4,500	06/17/2010
972110	OTHER	0	10/02/1997
4970	XFOB	500	08/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1888/0989	11/08/2013	WD	Q	I	02	250,000	
GRANTOR: O'SHEA EMMA JANE							
GRANTEE: PEEVY LEE J & TRACI							
1710/1392	11/18/2010	QC	U	I	11	100	
GRANTOR: O'SHEA EMMA JANE							
GRANTEE: VAN DONSEL KAREN L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W21 BAS=[YR=1993] W8 FOP=[YR=1993] N11 W27S11E27\$ W27N11 W19 S42 E21 FOP=[YR=1993] E4 PTO=[YR=2010] E29 N3W29S3\$ N3E29 BAS=[YR=2019] E21N22W21S22\$N2W33S5\$ N5E33N26\$ S6E21N6\$.											

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