



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

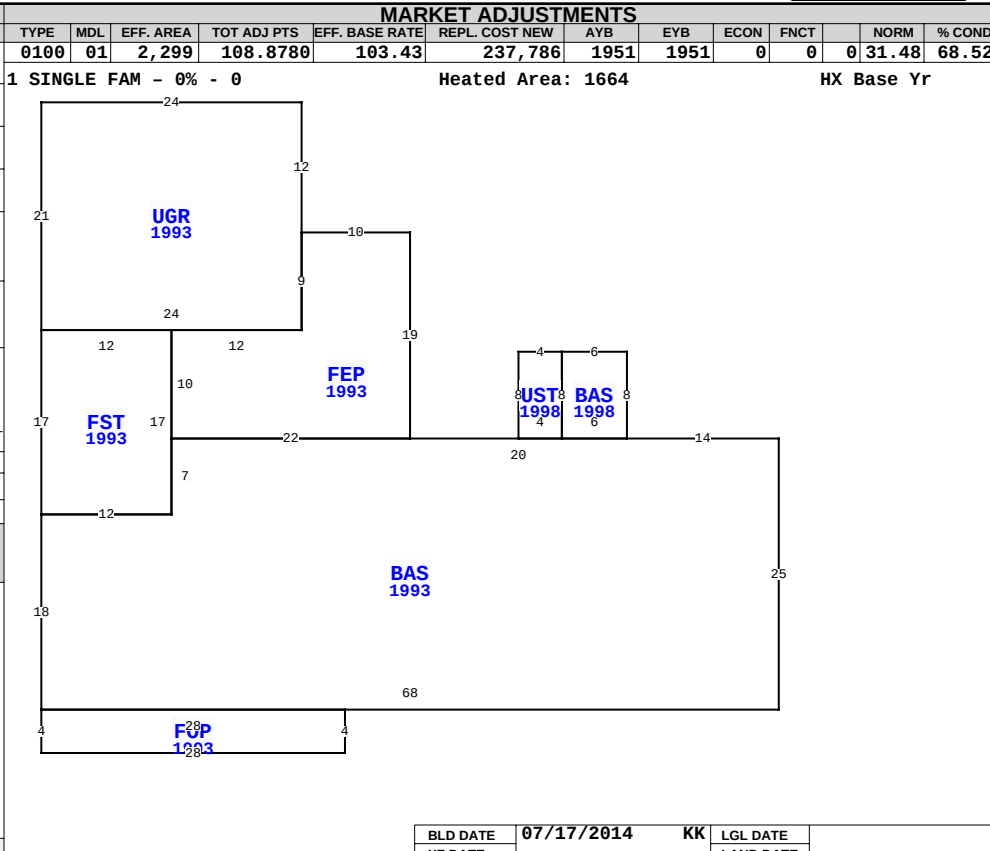
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	114,526
BAS	48	100	48	3,402
FEP	310	80	248	17,576
FOP	112	30	34	2,410
FST	204	55	112	7,937
UGR	504	45	227	16,088
UST	32	45	14	992
TOTALS	2,826		2,299	162,931

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	312.00	SF	6.50	6.50	
2	0845	KOOL DECK	0	0	0	0	800.00	SF	7.25	7.25	
3	0810	CONCRETE A	0	0	0	0	851.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	17	36	612.00	SF	6.50	6.50	
5	0825	BRICK	0	0	4	8	32.00	SF	12.50	12.50	
6	0510	GARAGE WD-	0	0	32	24	768.00	SF	35.00	35.00	
7	0810	CONCRETE A	0	0	40	22	880.00	SF	6.50	6.50	
8	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	



2601 GREGOR MCGREGOR BLVD, FERNANDINA BEACH											
BLD DATE				07/17/2014				KK			
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		162,931	
TOTAL MARKET OB/XF VALUE		27,573	
TOTAL LAND VALUE - MARKET		187,500	
TOTAL MARKET VALUE		378,004	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,004	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		378,004	
TOTAL JUST VALUE		378,004	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210757	REPAIR/RRF	0	11/10/2021
20042233	ELEC OTHER	1,000	11/30/2004
20040949	GARAGE	6,000	05/24/2004
20020493	REPAIR/RRF	7,000	03/21/2002
19991421	GARAGE	2,000	10/21/1999
10132B	GARAGE	4,000	11/12/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2498/0265	9/10/2021	WD	Q	I	01
GRANTOR: FOSTER FAMILY REV LIV					
GRANTEE: ADAMS FAMILY TRUST					
1999/1502	8/21/2015	QC	U	I	11
GRANTOR: FOSTER BILLY B & LORE					
GRANTEE: FOSTER FAMILY REVOC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14 BAS=[YR=1998] N8 W6 UST=[YR=1998] W4 S8 E4 N8 \$ S8 E6 \$ W20 FEP=[YR=1993] N19 W10 UGR=[YR=1993] N12 W24 S21 FST=[YR=1993] S17 E12 N17 W12 \$ E24 N9 \$ S9 W12 S10 E22 \$ W22 S7 W12 S18 FOP=[YR=1993] S4 E28 N4 W28 \$ E68 N25 \$.											