

JEROME FELICIA
2609 GREGOR MCGREGOR BLVD
FERNANDINA, FL 32034

00-00-31-1640-000A-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03COMMON BRK 100
GABLE/HIP 100

RooF Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type03COMP SHNGL 100
PLASTER 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units BUD8 Adjustme Occupancy001.
1. 100
0 100
DIST FB 100
NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1083.00

TOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUEBAS1,4001001,400119,875DCK19210191,627FOP10830322,740UGR3844517314,813TOTALSTOTALS2,0841,624139,055

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYB% CONDDCK2008BAS1993FOP1993UGR1993

1 SINGLE FAM - 100% - 2024Heated Area: 1400HX Base Yr 2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE139,0551,737250,000390,7920390,79250,000340,792390,7920384,803

PERMIT NUMDESCRIPTIONAMTISSUED20081125ELEC OTHER1,40007/07/200820060320REPAIR/RRF4,50002/09/2006SALES DATAOFF RECORD NumberDATEINSTQ U I V I RSN CD SALE PRICE1426/06947/07/2006WD Q I281,900GRANTOR:MITALY MICHAEL G & CAGRANTEE: JEROME FELICIA1379/13291/06/2006WD Q I150,000GRANTOR:CLEMENS LYNN S L/EGRANTEE:MITALY MICHAEL G & BUILDING NOTESBUILDING DIMENSIONS BAS=[YR=1993] W23 DCK=[YR=2008] N12 W16 S12 E16\$ W33 S25 UGR=[YR=1993] S24 E16N18 FOP=[YR=1993] E18 N6 W18 S6 \$ N6W16 \$ E56 N25 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHF ACT% COND TOT ADJ UNIT PRICEDADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECL FRZYR CONSRV

1000100CSFR1000003R-10.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE10/24/2019BY DJA Total Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/06/2024 BY SYS