BLOCK A LOT 4
IN OR 2079/1091
PIRATES COVE #1 PB 4/6

HEARN ROBERT L & SUSAN S
2613 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1640-000A-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

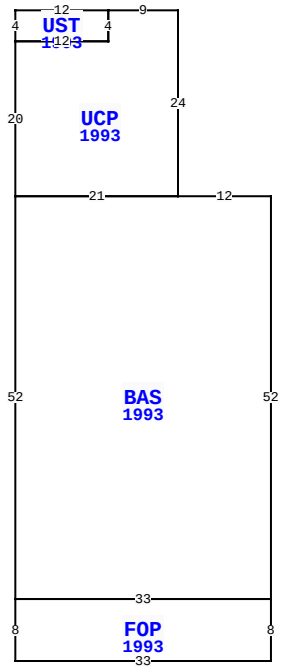
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,716	100	1,716	134,602
FOP	264	30	79	6,197
UCP	456	20	91	7,138
UST	48	45	22	1,726
TOTALS	2,484		1,908	149,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,908	120.5400	114.51	218,485	1973	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1716 HX Base Yr 2018



2613 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,662
TOTAL MARKET OB/XF VALUE		2,365
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		402,027
SOH/AGL Deduction		144,934
ASSESSED VALUE		257,093
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,093
TOTAL JUST VALUE		402,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020434	REPAIR/RRF	4,000	03/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/1091	10/14/2016	WD	Q	I	01	260,000
GRANTOR: PICKETT PATRICIA J ET						
GRANTEE: HEARN ROBERT L & SU						
1889/0871	10/15/2013	WD	U	I	30	100
GRANTOR: PICKETT GEORGE CECIL						
GRANTEE: PICKETT GEORGE CECI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UCP=[YR=1993] N24 W9 UST=[YR=1993] W12 S4 E12N4$ S4 W12 S20 E21 $ W21 S52 FOP=[YR=1993] S8 E33 N8W33$ E33 N52$.

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	1,516.00	SF	6.50	6.50	100	1973	1973	3	24	2,365	

LAND DESCRIPTION

TOTAL OB/XF 2,365

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		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS