BLOCK A LOT 10
IN OR 963/1013
PIRATES COVE #1 PB 4/6

BRINTON SUSAN K
2637 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1640-000A-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

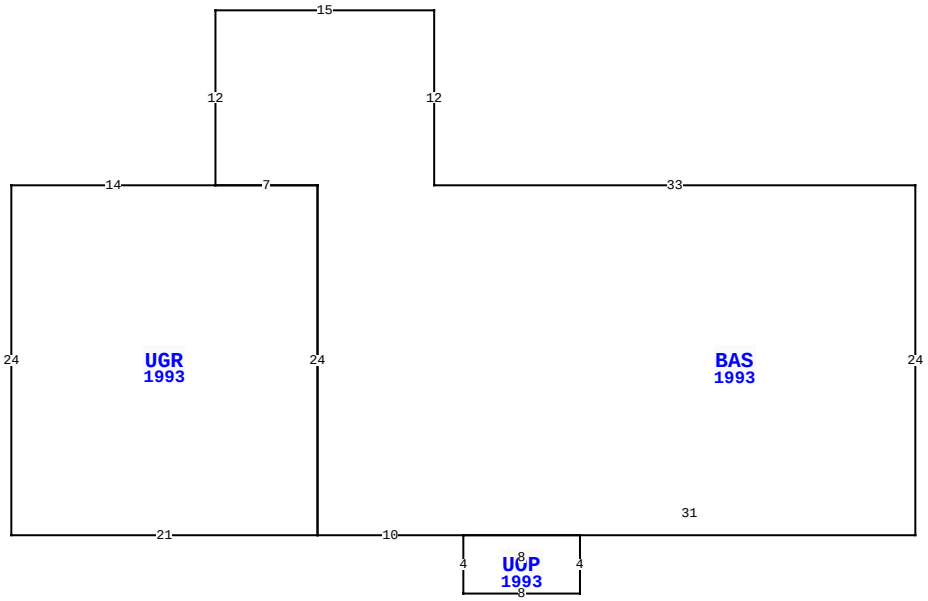
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100	1,164	108,798
UGR	504	45	227	21,218
UOP	32	20	6	561
TOTALS	1,700		1,397	130,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	130.3120	123.80	172,949	1966	1980	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2001 Heated Area: 1164 HX Base Yr 2001



2637 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,576
TOTAL MARKET OB/XF VALUE		390
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		380,966
SOH/AGL Deduction		243,631
ASSESSED VALUE		137,335
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		82,335
TOTAL JUST VALUE		380,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090720	REPAIR/RRF	3,500	06/09/2009
7330	REPAIR/RRF	1,600	09/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0963/1013	12/21/2000	WD	Q	I		130,000
GRANTOR: HURST WILLIAM P & DIA						
GRANTEE: BRINTON RALPH H JR						
0842/1676	7/29/1998	PR	Q	I		87,000
GRANTOR: JONES KATHLEEN C P/R						
GRANTEE: HURST WILLIAM P & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N12 W15 S12 UGR=[YR=1993] W14 S24 E21 N24 W7 $ E7 S24 E10 UOP=[YR=1993] S4 E8 N4W8$ E31 N24$.

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	300.00	SF	6.50	6.50	100	1966	1966	3	20	390	

LAND DESCRIPTION

TOTAL OB/XF 390

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