

BLOCK A LOT 12
IN OR 1178/1174
PIRATES COVE 1 PB 4/6

KASRAII MOHAMMED T
130 SUGAR MAPLE CIRCLE
AIKEN, SC 29803

2024

00-00-31-1640-000A-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	837	100	837	64,709
DCK	32	10	3	232
FEP	160	80	128	9,896
FEP	273	80	218	16,854
FOP	124	30	37	2,860
FUS	899	100	899	69,502
STR	64	10	6	464
UGR	540	45	243	18,787
TOTALS	2,929		2,371	183,303

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	0	20	16		320.00	SF 6.50	100	1964
2	0810	CONCRETE A	0	0	22	3		66.00	SF 6.50	100	1964
3	0810	CONCRETE A	0	0	48	16		768.00	SF 6.50	100	1964
4	0940	SHEDS/PORT	0	0	10	8		80.00	SF 30.00	100	2007
5	0476	VF 6 SBPL	0	0	0	0		15.00	LF 32.00	100	2009
6	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	100	2009

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	0	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,371	111.3280	105.76	250,757	1964	1985	0	0	26.90	73.10
1 SINGLE FAM - 0% - 0 Heated Area: 1736 HX Base Yr											
FEP 1997 UGR 1993 BAS 1993 FOP 1993 STR 1993 FEP 1997 FUS 1993											

2645 GREGOR MCGREGOR BLVD, FERNANDINA BEACH										LAND DATE	
										AG DATE	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		183,303	
TOTAL MARKET OB/XF VALUE		2,837	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		436,140	
SOH/AGL Deduction		41,175	
ASSESSED VALUE		394,965	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		394,965	
TOTAL JUST VALUE		436,140	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141726	WINDOWS	10,650	08/06/2014
20110490	H/AC	1,800	04/06/2011
20053262	REMODEL	2,000	12/29/2005
20002553	REPAIR/RRF	2,050	03/23/2000
19972131	XFOB	24,000	10/08/1997
7517	XFOB	700	02/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1178/1174	10/07/2003	WD	Q	I		185,000	
GRANTOR: HOUSTON DAVID E							
GRANTEE: KASRAII MOHAMMED T							
1053/1247	5/02/2002	WD	Q	I		190,000	
GRANTOR: CARTER JACKIE L & MAR							
GRANTEE: HOUSTON DAVID E							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FEP=[YR=1997] N13 W21 S13UGR=[YR=1993] S27E20N27W20SE21SW1 S27 FOP=[YR=1993] S4E31N4 W31S E31 N27S PTR=E10 FUS=[YR=1993] S29 E31 N29 W15 FEP=[YR=1997] N10 DCK=[YR=1993] N2 STR=[YR=1993] N4 W16S4E16S W16S2E16S W16S10E16S W16S W10S.											

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	0	0003	R-1	0.00	0.00	1.00	LT	