



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	1083.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	222,417
FGR	468	55	257	33,704
FOP	32	30	10	1,312

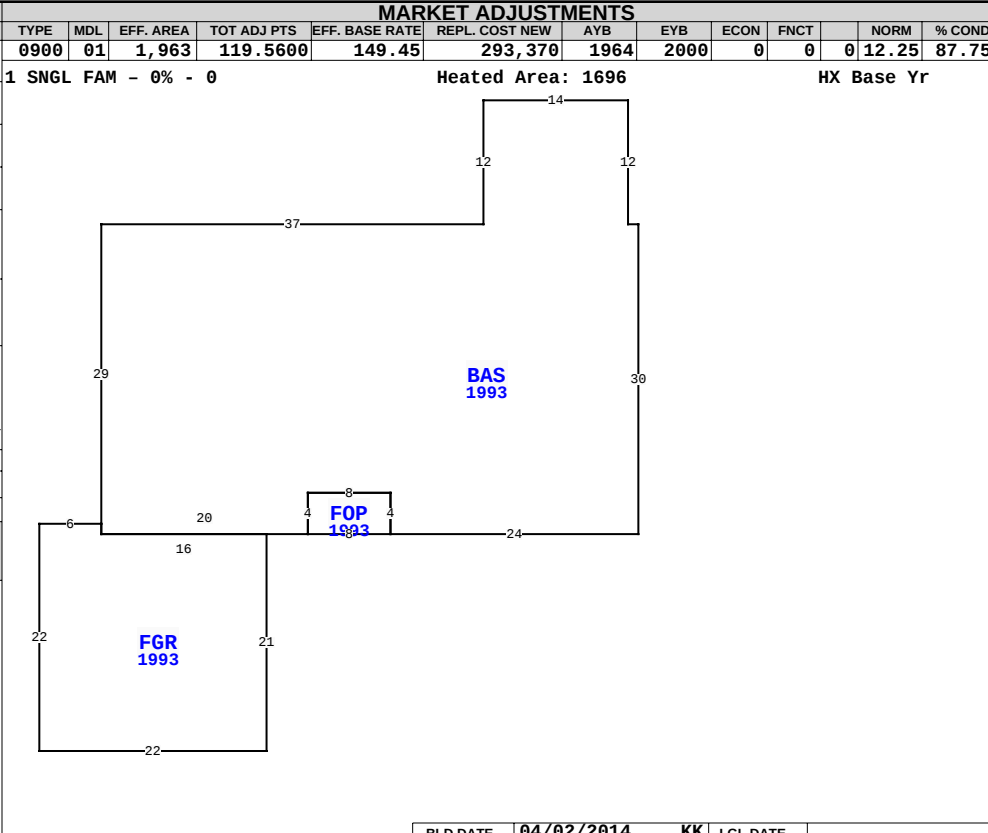
TOTALS	2,196		1,963	257,432
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EXTRA FEATURES

L N	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	0	0	1,300.00	SF	6.50	6.50	100	1970	1970	3	21	1,775	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
3	0858	SCULP CONC	0	0	0	630.00	SF	13.00	13.00	100	2007	2007	3	97	7,944	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



2653 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

TOTAL OB/XF																	12,904
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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	257,432		
TOTAL MARKET OB/XF VALUE	12,904		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	520,336		
SOH/AGL Deduction	76,197		
ASSESSED VALUE	444,139		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	444,139		
TOTAL JUST VALUE	520,336		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	509,121		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060003	ELEC OTHER	1,000	01/03/2006
20042461	CHNGE SRVC	1,000	01/04/2005

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20060003	ELEC OTHER	1,000	01/03/2006
20042461	CHNGE SRVC	1,000	01/04/2005

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W1 N12 W14 S12 W37 S29 FGR=[YR=1993] W6 S22 E22 N21 W16N1\$ S1 E20 FOP=[YR=1993] E8 N4 W8S4\$ N4 E8 S4 E24 N30\$.