



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	16	EPOXY STRP 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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
BAL	396	15	59	5,378
BAL	60	15	9	821
BAS	1,026	100	1,026	93,518
FGR	383	55	211	19,233
FOP	60	30	18	1,641
FUS	1,064	100	1,064	96,982
PTO	140	5	7	638
STR	24	10	2	182
UST	60	45	27	2,461
TOTALS	3,213		2,423	220,853

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
1	0810	CONCRETE A	0	100	0	0	666.00	SF	6.50	6.50	100	1962	1962
2	0810	CONCRETE A	0	100	0	0	503.00	SF	3.25	3.25	100	1994	1994
3	0940	SHEDS/PORT	0	100	8	11	88.00	SF	30.00	30.00	100	2000	2000
4	0861	POOL GUNIT	0	100	34	14	476.00	SF	85.00	85.00	100	2009	2009
5	0845	KOOL DECK	0	100	0	0	415.00	SF	14.50	14.50	100	2009	2009
6	0462	ST/AL FNC	0	100	18	4	72.00	SF	10.00	10.00	100	2009	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	DPH FACT	% COND
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,423	114.2190	108.51	262,920	1962	1990	0	0	0	16.00	84.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 2090 HX Base Yr 2019													

2665 GREGOR MCGREGOR BLVD, FERNANDINA BEACH													
BLD DATE 07/16/2014 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE													
TOTAL OB/XF													
30,983													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		220,853	
TOTAL MARKET OB/XF VALUE		30,983	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		501,836	
SOH/AGL Deduction		159,630	
ASSESSED VALUE		342,206	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		292,206	
TOTAL JUST VALUE		501,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		493,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120187	ELEC OTHER	1,500	02/03/2012
20091387	REMODEL	1,000	10/12/2009
20091022	XFOB	900	07/31/2009
20090628	SWIM POOL	27,000	05/21/2009
20090629	ELEC OTHER	1,000	05/21/2009
20090631	OTHER	2,000	05/21/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0949	6/07/2022	WD U	I	I	11	100
GRANTOR: PHELAN DANNY JOSEPH &						
GRANTEE: PHELAN FUN-D						
2102/1427	2/22/2017	WD Q	I	I	01	330,000
GRANTOR: LYON FRANCES E						
GRANTEE: PHELAN DANNY JOSEPH						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W38 UST=[YR=2009] W6 PTO=[YR=2009] W14S10E1 FGR=[YR=1993] S20 E20N3W1N17W19\$E13N10\$ S10E6N10 \$ S27E14 FOP=[YR=1993] S6W10N6E10\$ E24N27 \$ PTR= N20 FUS=[YR=1993] N28 BAL=[YR=2008] N9W44S9 BAL=[YR=2009] S6 STR=[YR=2009] W6S4E6N4\$S4E6N10W6\$ E44\$ W38S28E38\$ S20\$.													