

BLOCK A LOT 19
PIRATES COVE #1 PB 4/6

PERKINS DONNA K
2673 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1640-000A-0190



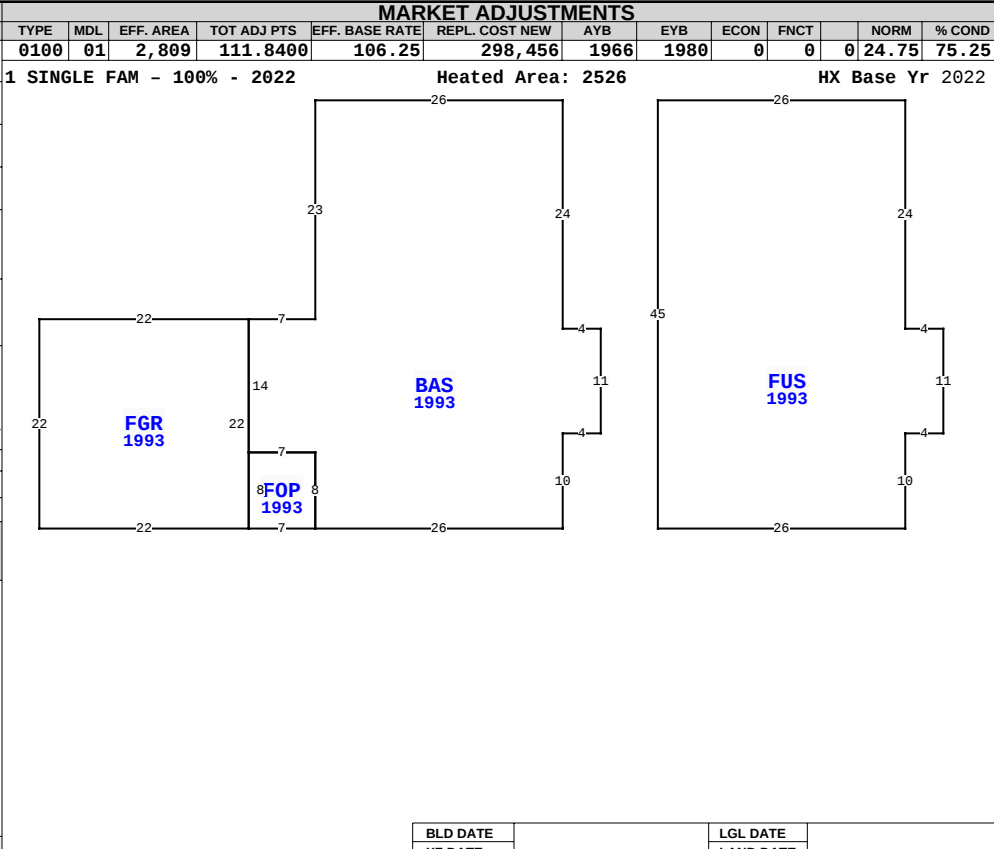
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	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	1,312	100	1,312	104,899
FGR	484	55	266	21,268
FOP	56	30	17	1,359
FUS	1,214	100	1,214	97,063
TOTALS	3,066		2,809	224,588

EXTRA FEATURES	
L N	OB/XF CODE
1	0866 POOL FIBER
2	0810 CONCRETE A



2673 GREGOR MCGREGOR BLVD, FERNANDINA BEACH															LAND DATE	
															AG DATE	
UNITS																
UT																
Adj R																
ADJ UNIT PRICE																
ORIG COND																
YEAR ON																
YEAR ACTUAL																
Q																
% COND																
OB/XF MKT VALUE																
NOTES																
600.00		SF	72.00		72.00	100	1980	1980	3	20	8,640					
600.00		SF	6.50		6.50	100	1980	1980	3	32.5	1,268					

LAND DESCRIPTION										TOTAL OB/XF										9,908	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			224,588
TOTAL MARKET OB/XF VALUE			9,908
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			484,496
SOH/AGL Deduction			22,265
ASSESSED VALUE			462,231
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE			407,231
TOTAL JUST VALUE			484,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003695	REMODEL	8,500	09/21/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2480/1523	7/16/2021	FJ	U	I	11	0	
GRANTOR: PERKINS JAMES H EST							
GRANTEE: PERKINS DONNA K							
1083/1236	9/30/2002	WD	U	I	01	100	
GRANTOR: YOUNG DONNA KAY							
GRANTEE: PERKINS JAMES H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 S23 W7 FGR=[YR=1993] W22 S22 E22N22\$ S14 FOP=[YR=1993] S8 E7 N8W7\$ E7 S8 E26 N10 E4 N11 W4 N24\$ PTR=E10 FUS=[YR=1993] E26 S24 E4 S11 W4 S10 W26 N45\$ W10 \$.									