

BLOCK B LOT 2
IN OR 2330/35
PIRATES COVE 1 PB 4/6

WINTER-JOHNSON REV TRUST/WINTER KATHLEEN L TRUSTEE
2606 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1640-000B-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1083.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1,910	267,674
BAS	80	100	80	11,211
FOP	138	30	41	5,746
TOTALS	2,128		2,031	284,631

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	
2	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	
3	1242	WD DECK A	0	100	0	0	185.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,031	118.6437	148.30	301,197	1960	2015	0	0	5.50	94.50
1 SNGL FAM - 100% - 2020 Heated Area: 1990 HX Base Yr 2020											
BLD DATE	07/17/2014	KK	LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

2606 GREGOR MCGREGOR BLVD, FERNANDINA BEACH											
TOTAL OB/XF 4,391											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			293,595
TOTAL MARKET OB/XF VALUE			4,391
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			547,986
SOH/AGL Deduction			171,559
ASSESSED VALUE			376,427
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			326,427
TOTAL JUST VALUE			547,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			535,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222469	REMODEL	10,000	09/15/2022
20222000	REPAIR/RRF	29,718	02/25/2022
20090587	REPAIR/RRF	5,500	05/12/2009
20061779	DEMOLITION	0	07/25/2006
20041280	REMODEL	2,000	07/13/2004
3140B	REMODEL	5,000	01/15/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2330/0035	12/30/2019	WD	U	I	11	100	
GRANTOR: WINTER KATHLEEN L							
GRANTEE: WINTER-JOHNSON REVO							
2215/1428	8/01/2018	WD	Q	I	02	412,500	
GRANTOR: RADEMACHER PAUL L & J							
GRANTEE: WINTER KATHLEEN L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 N18 W20 S6 W15 S12 BAS=[YR=2008] S5 E16 N5 W16\$E16 S5 W16 S20 E15 FOP=[YR=1993] S6 E23 N6 W23\$ E43 N25\$.											

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