



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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
NEIGHBORHOOD/LOC		1083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	126,660
FOP	100	30	30	2,569
UGR	500	45	225	19,269
TOTALS	2,079		1,734	148,498

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	0	738.00	SF	6.50	6.50	100	1966
2	1241	WD DECK G	0	0	0	139.00	UT	11.50	11.50	100	1986

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		R-1	0.00	0.00	1.00	LT	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	1,734	131.6000	125.02	216,785	1966	1980	0	0	31.50	68.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1479 HX Base Yr											

2614 GREGOR MCGREGOR BLVD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,498	
TOTAL MARKET OB/XF VALUE		1,279	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		399,777	
SOH/AGL Deduction		38,778	
ASSESSED VALUE		360,999	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		360,999	
TOTAL JUST VALUE		399,777	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6890	REPAIR/RRF	3,000	02/03/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2359/0965	5/05/2020	QC	U	I	11
GRANTOR: KIRK CHRISTOPHER S					
GRANTEE: KIRK CHRISTOPHER					
1884/1123	9/29/2013	WD	Q	I	02
GRANTOR: BEAN LUCRETIA ANN DAV					
GRANTEE: KIRK CHRISTOPHER S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W51 S4 UGR=[YR=1993] W20 S25 E20 N25\$ S25 E21 FOP=[YR=1993] S5 E20 N5 W20\$ E30 N29\$.											