



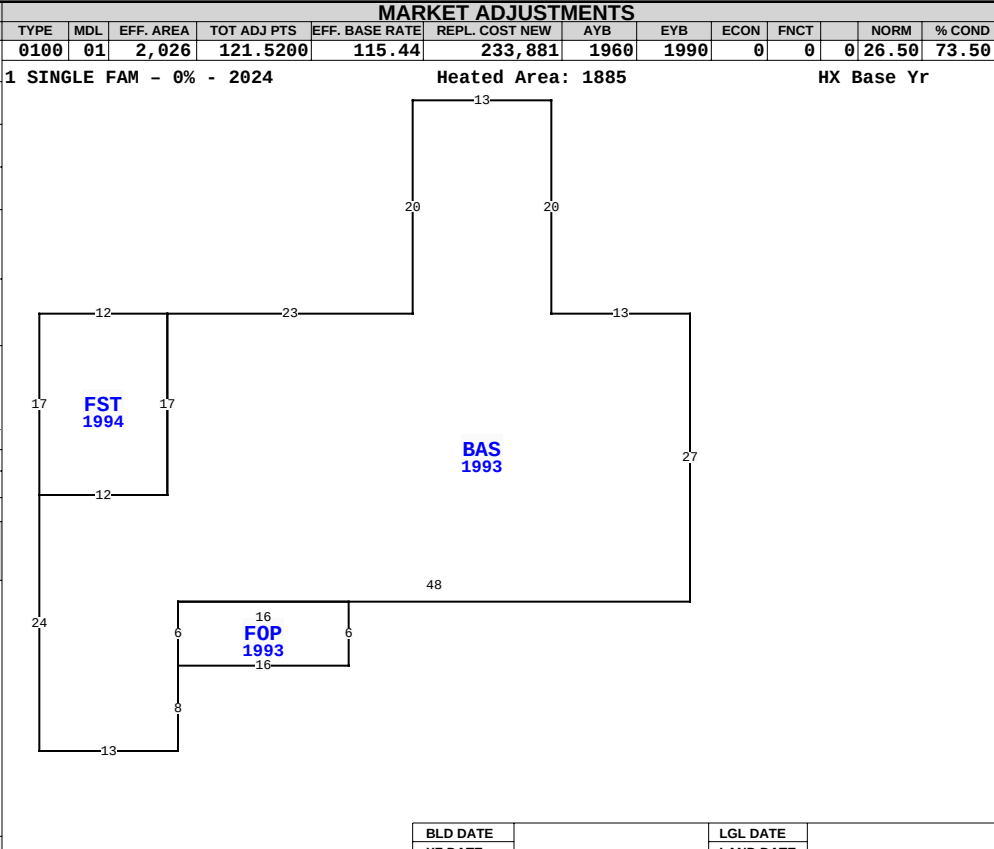
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	03	MASONRY 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	1,885	100	1,885	159,939
FOP	96	30	29	2,461
FST	204	55	112	9,503
TOTALS	2,185		2,026	171,903

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	0	0	0	1,159.00	SF	12.50	12.50	
2	0825	BRICK	0	0	0	0	267.00	SF	12.50	12.50	
3	0350	CARPORT WD	0	0	0	0	516.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0003	R-1	0.00	0.00	2.00	LT	



2626 GREGOR MCGREGOR BLVD, FERNANDINA BEACH											
TOTAL OB/XF 18,445											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		227,184	
TOTAL MARKET OB/XF VALUE		18,445	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		745,629	
SOH/AGL Deduction		0	
ASSESSED VALUE		745,629	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		745,629	
TOTAL JUST VALUE		745,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		736,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142360	PTO	25,000	11/04/2014
20091401	REPAIR/RRF	11,500	10/14/2009
20090944	REPAIR/RRF	5,000	07/20/2009
20090742	REPAIR/RRF	9,000	06/12/2009
20090573	DEMOLITION	0	05/07/2009
7091	ADDITION	1,000	06/08/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2621/1817	2/27/2023	QC	U	I	11
GRANTOR: STURGES DANIEL DAVID					
GRANTEE: PARK BENCH INVESTME					
2502/1450	10/05/2021	QC	U	I	11
GRANTOR: STURGES NANCY A REV T					
GRANTEE: STURGES DANIEL D &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 N20 W13 S20 W23 FST=[YR=1994] W12 S17 E12 N17\$ S17 W12 S24 E13 N8 FOP=[YR=1993] E16 N6 W16 S6 \$ N6 E48 N27 \$.											

REVIEW DATE	05/22/2020	BY	DJA	Total Acres: 0.00	Total Land Value: 500,000	Market: 0	Agricultural: 0	Common: 500,000	PRINTED 08/06/2024 BY SYS
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