BLOCK B LOT 10
OR 513 PG 109
PIRATES COVE 1 PB 4/6

HAIR TONY R & VIRGINIA G
2638 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1640-000B-0100

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
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

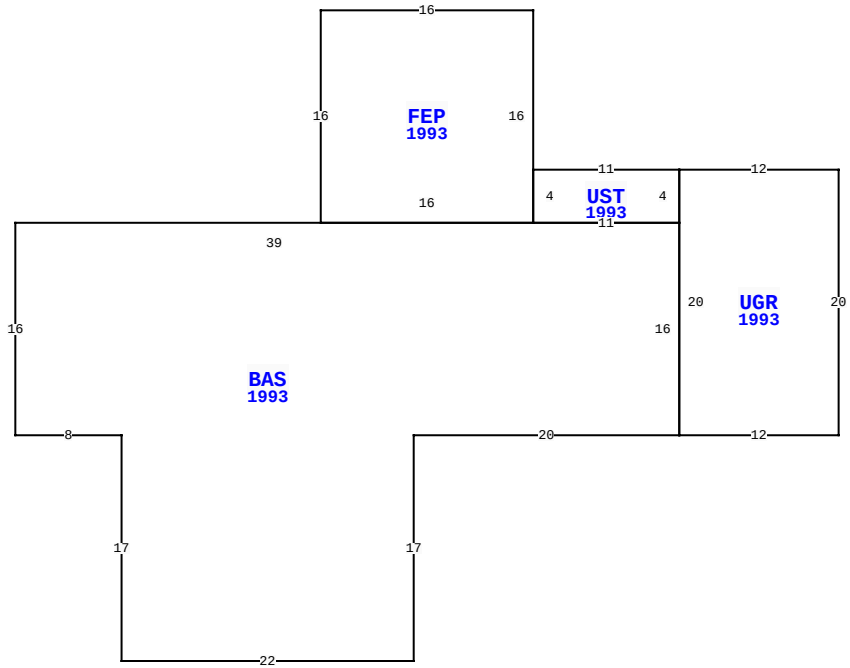
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,174	100	1,174	97,404
FEP	256	80	205	17,009
UGR	240	45	108	8,960
UST	44	45	20	1,659
TOTALS	1,714		1,507	125,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,507	127.5000	121.12	182,528	1972	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 0% - 0 Heated Area: 1174 HX Base Yr



2638 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,032
TOTAL MARKET OB/XF VALUE	2,256
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	377,288
SOH/AGL Deduction	37,759
ASSESSED VALUE	339,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,529
TOTAL JUST VALUE	377,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0513/0109	3/17/1987	WD	Q	I		61,500
GRANTOR: SANDERS ELSIE H						
GRANTEE: HAIR TONY & VIRGINI						
0122/0644	1/01/1972	TA	Q	V		3,270
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FEP=[YR=1993] N16 W16 S16 E16$ W39 S16 E8 S17 E22 N17 E20 UGR=[YR=1993] E12 N20 W12S20 $ N16$ UST=[YR=1993] N4 W11 S4E11$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	564.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,191	
2	0810	CONCRETE A	0	0	0	0	504.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,065	

LAND DESCRIPTION

TOTAL OB/XF 2,256

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS