BLOCK D LOT 10
IN OR 1888/989
PIRATES COVE # 1 PB 4/6

PEEVY LEE J & TRACI L
2650 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1640-000D-0100

BUILDING CHARACTERISTICS

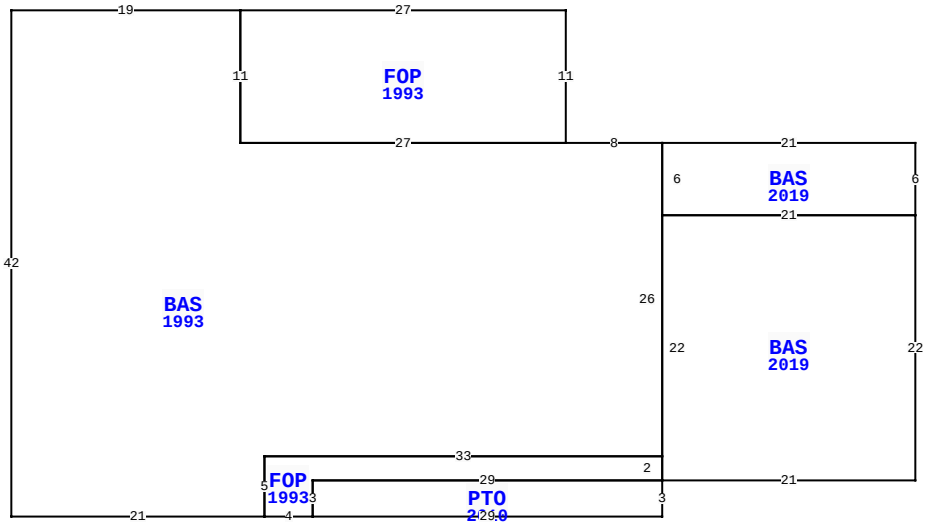
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,718	100	1,718	140,829
BAS	126	100	126	10,328
BAS	462	100	462	37,872
FOP	78	30	23	1,885
FOP	297	30	89	7,295
PTO	87	5	4	328
TOTALS	2,768		2,422	198,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,422	111.9160	106.32	257,507	1964	1990	0	0	0	22.90	77.10

1 SINGLE FAM – 100% - 2015 Heated Area: 2306 HX Base Yr 2015



2650 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		198,538
TOTAL MARKET OB/XF VALUE		38,557
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		487,095
SOH/AGL Deduction		186,601
ASSESSED VALUE		300,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,494
TOTAL JUST VALUE		487,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200128	SWIM POOL	30,000	03/19/2020
20181569	MBRCONV	65,000	05/09/2018
20101232	OTHER	5,600	07/28/2010
20101018	H/AC	4,500	06/17/2010
972110	OTHER	0	10/02/1997
4970	XFOB	500	08/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1888/0989	11/08/2013	WD	Q	I	02	250,000
GRANTOR: O'SHEA EMMA JANE						
GRANTEE: PEEVY LEE J & TRACI						
1710/1392	11/18/2010	QC	U	I	11	100
GRANTOR: O'SHEA EMMA JANE						
GRANTEE: VAN DONSEL KAREN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 BAS=[YR=1993] W8 FOP=[YR=1993] N11 W27S11E27$ W27N11 W19 S42 E21 FOP=[YR=1993] E4 PTO=[YR=2010] E29 N3W29S3$ N3E29 BAS=[YR=2019] E21N22W21S22$N2W33S5$ N5E33N26$ S6E21N6$.

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	100	52	16	832.00	SF	6.50	6.50	100	1964	1964	3	20	1,082	
2	0810	CONCRETE A	0	100	50	3	300.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,063	
3	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50	6.50	100	1989	1989	3	57	519	
4	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00	30.00	100	1989	1989	3	20	900	
5	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2020	2020	3	99	7,484	
6	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	2020	2020	3	93	27,509	

LAND DESCRIPTION

TOTAL OB/XF 38,557

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	100	0003	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 06/03/2021 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS