

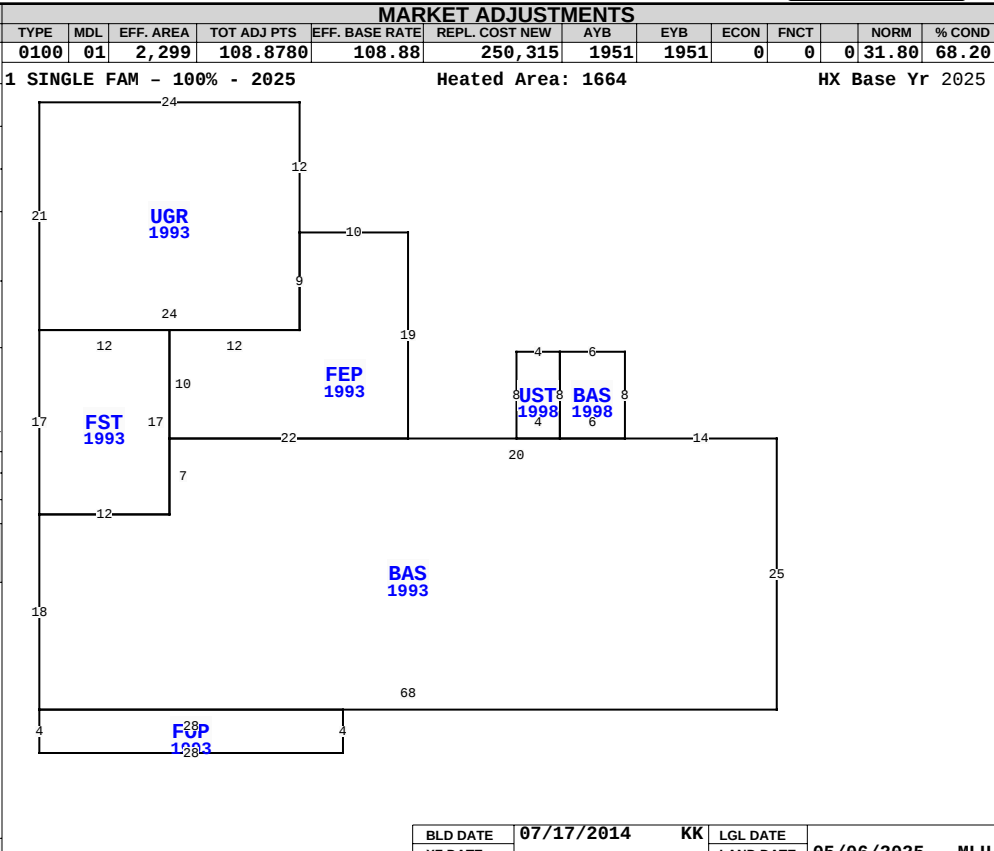


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1993	1,616	119,998
BAS	48	100	1998	48	3,564
FEP	310	80	1993	248	18,415
FOP	112	30	1993	34	2,525
FST	204	55	1993	112	8,317
UGR	504	45	1993	227	16,856
UST	32	45	1998	14	1,039
TOTALS	2,826			2,299	170,715

L N	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	0	0	312.00	SF	6.50	6.50	100	1981	1981	3	32.5	659	
2	0845	KOOL DECK	0	100	0	0	800.00	SF	7.25	7.25	100	1990	1990	3	57	3,306	
3	0810	CONCRETE A	0	100	0	0	851.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,798	
4	0810	CONCRETE A	0	100	17	36	612.00	SF	6.50	6.50	100	1990	1990	3	57	2,267	
5	0825	BRICK	0	100	4	8	32.00	SF	12.50	12.50	100	1990	1990	3	85	340	
6	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	2007	2007	3	44	11,827	
7	0810	CONCRETE A	0	100	40	22	880.00	SF	6.50	6.50	100	2007	2007	3	87	4,976	
8	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2007	2007	3	69	795	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	RES	100	000				
REVIEW DATE		01/18/2022		BY	DJX				



2601 GREGOR MCGREGOR BLVD, FERNANDINA BEACH																	
EXTRA FEATURES																	
L N	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	0	0	312.00	SF	6.50	6.50	100	1981	1981	3	32.5	659	
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8	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2007	2007	3	69	795	

TOTAL OB/XF													25,968		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000				
Total Acres: 0.00			Total Land Value: 405,000					Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 2					Tax Dist:									
BUILDING MARKET VALUE					170,715									
TOTAL MARKET OB/XF VALUE					25,968									
TOTAL LAND VALUE - MARKET					405,000									
TOTAL MARKET VALUE					601,683									
SOH/AGL Deduction					44,482									
ASSESSED VALUE					557,201									
TOTAL EXEMPTION VALUE					55,722					HX HB VX				
BASE TAXABLE VALUE					501,479									
TOTAL JUST VALUE					601,683									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					378,004									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210757	REPAIR/RRF	0	11/10/2021
20042233	ELEC OTHER	1,000	11/30/2004
20040949	GARAGE	6,000	05/24/2004
20020493	REPAIR/RRF	7,000	03/21/2002
19991421	GARAGE	2,000	10/21/1999
10132B	GARAGE	4,000	11/12/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2752/514	11/21/2024	WD	Q	I	01	737,000	
GRANTOR: ADAMS FAMILY TRUST							
GRANTEE: SINNO MICHAEL A JR							
2498/0265	9/10/2021	WD	Q	I	01	350,000	
GRANTOR: FOSTER FAMILY REV LIV							
GRANTEE: ADAMS FAMILY TRUST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 BAS=[YR=1998] N8 W6 UST=[YR=1998] W4 S8 E4 N8 \$ S8 E6 \$ W20 FEP=[YR=1993] N19 W10 UGR=[YR=1993] N12 W24 S21 FST=[YR=1993] S17 E12 N17 W12 \$ E24 N9 \$ S9 W12 S10 E22 \$ W22 S7 W12 S18 FOP=[YR=1993] S4 E28 N4 W28 \$ E68 N25 \$.									