BLOCK A LOT 2
IN OR 746 PG 1301
PIRATES COVE #1 PB 4/6

SWANDER THOMAS J
2605 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

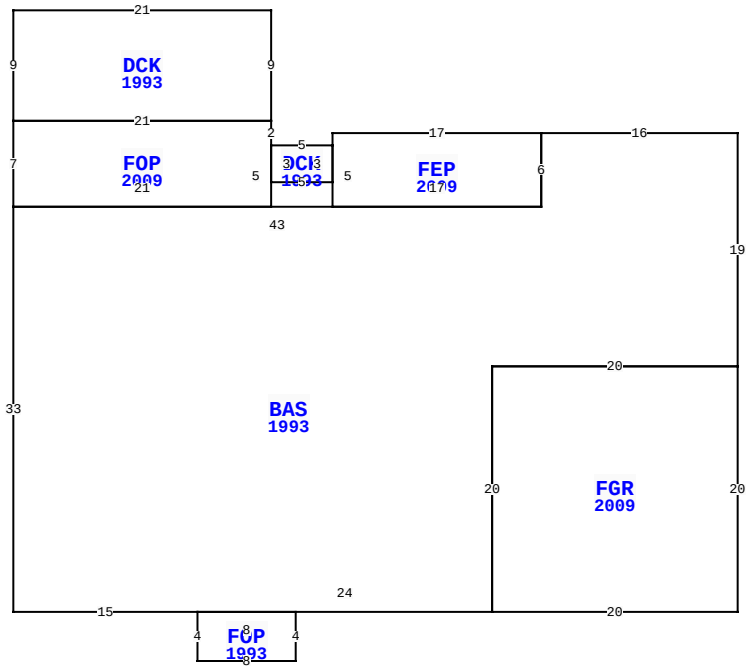
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,643	100	1993	1,643	142,663
DCK	15	10	1993	2	174
DCK	189	10	1993	19	1,650
FEP	102	80	2009	82	7,120
FGR	400	55	2009	220	19,103
FOP	32	30	1993	10	868
FOP	147	30	2009	44	3,820
TOTALS	2,528			2,020	175,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	107.5305	107.53	217,211	1950	1995	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1643 HX Base Yr 1996



BLD DATE	04/08/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2605 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,398
TOTAL MARKET OB/XF VALUE		5,895
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		586,293
SOH/AGL Deduction		463,692
ASSESSED VALUE		122,601
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		66,879
TOTAL JUST VALUE		586,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011316	REMODEL	6,000	06/07/2001
19983843	REPAIR/RRF	2,000	06/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0746/1301	12/18/1995	WD	Q	I		74,000
GRANTOR: PLACHINSKI JOAN						
GRANTEE: SWANDER THOMAS J						
0631/0695	7/19/1991	QC	Q	I	01	100
GRANTOR: PLACHINSKI WM G						
GRANTEE: PLACHINSKI JOAN						

BUILDING NOTES

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	0	0	950.00	SF	6.50	6.50	100	1950	1950	3	20	1,235	
2	0940	SHEDS/PORT	0	100	26	20	520.00	SF	30.00	30.00	100	1980	1980	3	20	3,120	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2009] W17 S1 DCK=[YR=1993] W5
FOP=[YR=2009] N2 DCK=[YR=1993] N9W21S9E21$W21S7E21N5$S3E5N3$
S5E17N6$S6W43S33 E15 FOP=[YR=1993] S4 E8N4W8$ E24
FGR=[YR=2009] E20 N20 W20 S20$ N20 E20 N19$.

LAND DESCRIPTION

TOTAL OB/XF 5,895

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	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS