BLOCK A LOT 3
IN OR 1426/694
PIRATES COVE # 1 PB 4/6

JEROME FELICIA
2609 GREGOR MCGREGOR BLVD
FERNANDINA, FL 32034

2025

00-00-31-1640-000A-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

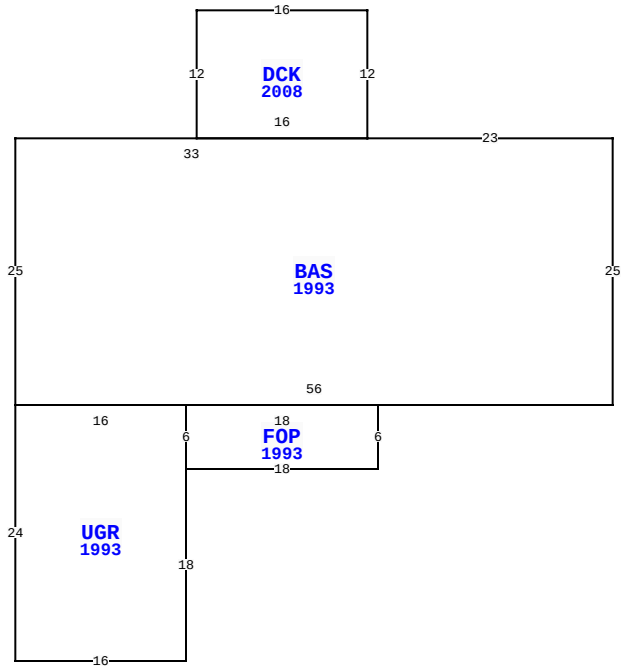
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,400	100	1993	1,400	125,264
DCK	192	10	2008	19	1,700
FOP	108	30	1993	32	2,863
UGR	384	45	1993	173	15,479
TOTALS	2,084			1,624	145,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	131.5800	131.58	213,686	1950	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1400 HX Base Yr 2024



2609 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE	07/17/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,306
TOTAL MARKET OB/XF VALUE		1,737
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		552,043
SOH/AGL Deduction		149,918
ASSESSED VALUE		402,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,403
TOTAL JUST VALUE		552,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081125	ELEC OTHER	1,400	07/07/2008
20060320	REPAIR/RRF	4,500	02/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/0694	7/07/2006	WD	Q	I		281,900
GRANTOR: MITALY MICHAEL G & CA						
GRANTEE: JEROME FELICIA						
1379/1329	1/06/2006	WD	Q	I		150,000
GRANTOR: CLEMENS LYNN S L/E						
GRANTEE: MITALY MICHAEL G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 DCK=[YR=2008] N12 W16 S12 E16$ W33 S25 UGR=[YR=1993] S24 E16N18 FOP=[YR=1993] E18 N6 W18 S6 $ N6W16 $ E56 N25 $.

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	1,284.00	SF	6.50	6.50	100	1950	1950	3	20	1,669	
2	0819	CONC 12"	0	100	4	9	36.00	SF	9.50	9.50	100	1950	1950	3	20	68	

LAND DESCRIPTION

TOTAL OB/XF 1,737

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 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS