

WOOD RALPH N JR & MARGARET ANN
2617 MCGREGOR BV
FERNANDINA BEACH, FL 32034

00-00-31-1640-000A-0050



BUILDING CHARACTERISTICS

ELEMENTCD

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

05 DRYWALL 100

Interior Floo

07 CORK VTILE 100

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1.5 100

Frame

02 WOOD FRAME 100

Stories Units

2. 2. 100

BUD8 Adjustme

0 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1083.00

TOTALS

2,0691,782150,096

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01000300.00SF6.506.5010019801980330585

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100R-10.000.001.00LT1.001.001.00405,000.00405,000.00405,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,782112.5000112.50200,4751964198000025.1374.87

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE150,096

TOTAL MARKET OB/XF VALUE585

TOTAL LAND VALUE - MARKET405,000

TOTAL MARKET VALUE555,681

SOH/AGL Deduction448,663

ASSESSED VALUE107,018

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE56,296

TOTAL JUST VALUE555,681

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE393,955

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

0431/05629/01/1984WDQI47,900

GRANTOR:

GRANTEE:

0304/027211/01/1979WDUI47,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W35 S8 W5 S5 S13 E40 N26 \$
BAS=[YR=1993;ORIG=43,26] N14 W40 S14 E40 \$
UGR=[YR=1993;ORIG=-40,13] W21 S20 E21 N20 \$
FOP=[YR=1993;ORIG=-40,26] S7 E7 N7 W7 \$
UST=[YR=1993;ORIG=-35,0] W5 S8 E5 N8 \$

2617 GREGOR MCGREGOR BLVD, FERNANDINA BEACH FL 32035

BLD DATEXF DATEINCH DATE

LGL DATELAND DATEAG DATE

05/06/2025MLU

NASSAU COUNTY PROPERTY

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