BLOCK A LOT 6
PIRATES COVE #1 PB 4/6

2621 GREGOR MCGREGOR LLC
1557 GEDDES LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000A-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

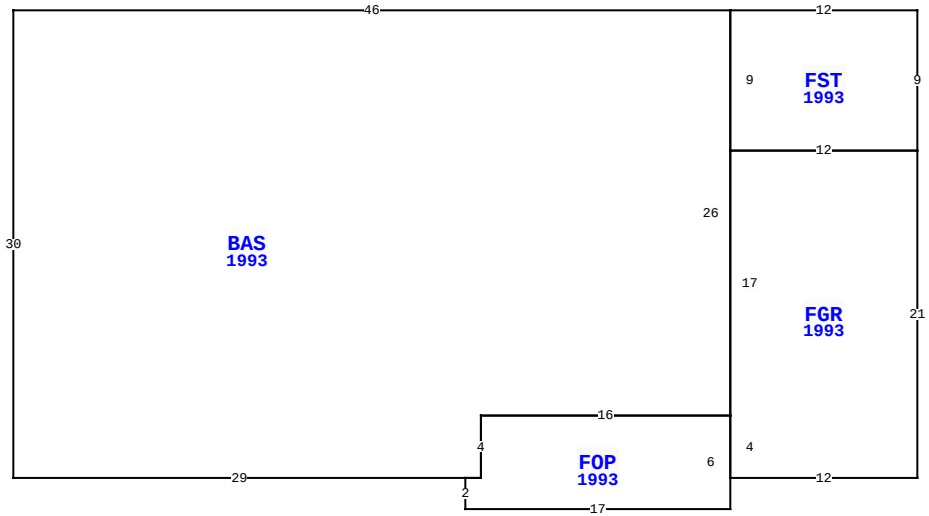
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1993	1,316	87,603
FGR	252	55	1993	139	9,253
FOP	98	30	1993	29	1,930
FST	108	55	1993	59	3,927
TOTALS	1,774			1,543	102,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,543	115.7700	115.77	178,633	1969	1969	0	0	15	27.50	57.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1316 HX Base Yr



2621 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE		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	102,714
TOTAL MARKET OB/XF VALUE	691
TOTAL LAND VALUE - MARKET	405,000
TOTAL MARKET VALUE	508,405
SOH/AGL Deduction	0
ASSESSED VALUE	508,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,405
TOTAL JUST VALUE	508,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0865	KITCHEN BATHROOM	25,000	02/11/2025
20061545	H/AC	2,250	07/03/2006
20060824	XFOB	3,000	04/20/2006
20053222	DEMOLITION	0	12/21/2005
20053223	REPAIR/RRF	5,000	12/21/2005
20051170	REPAIR/RRF	4,000	02/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2752/462	11/11/2024	WD	U	I	30	199,700
GRANTOR: MARTIN BRENT						
GRANTEE: 2621 GREGOR MCGREGO						
2734/1444	8/27/2024	WD	Q	I	01	517,000
GRANTOR: JESSUP JOHN & FRANCES						
GRANTEE: MARTIN BRENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S30 E29 FOP=[YR=1993] S2 E17 N6 W16 S4W1$E1 N4 E16 FGR=[YR=1993] S4 E12 N21 FST=[YR=1993] N9 W12 S9 E12$ W12 S17 $ N26$.

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	0	57	8	456.00	SF	6.50	6.50	100	1969	1969	3	20	593	
2	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1969	1969	3	20	98	

LAND DESCRIPTION

TOTAL OB/XF 691

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	0	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