BLOCK A LOT 7
IN OR 1502/736
PIRATES COVE #1 PB 4/6

MCLAUGHLIN DAVID & PETRA
2625 GREGOR MCGREGOR BV
FERNANDINA BEACH, FL 32034-2246

2025

00-00-31-1640-000A-0070

BUILDING CHARACTERISTICS

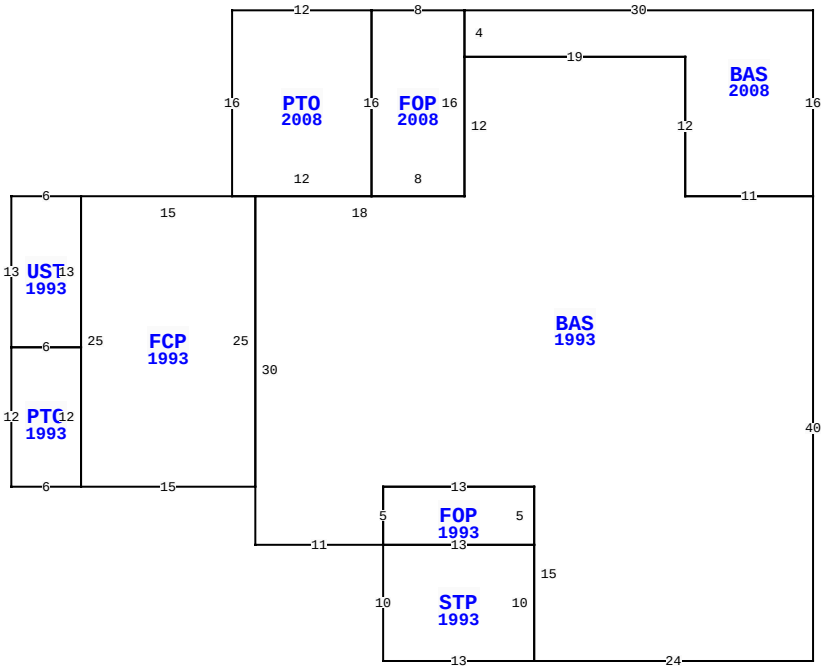
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,843	100	1993	1,843	169,472
BAS	252	100	2008	252	23,172
FCP	375	25	1993	94	8,644
FOP	65	30	1993	20	1,839
FOP	128	30	2008	38	3,494
PTO	72	5	1993	4	368
PTO	192	5	2008	10	920
STP	130	10	1993	13	1,195
UST	78	45	1993	35	3,218
TOTALS	3,135			2,309	212,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	104.4680	104.47	241,221	1960	2000	0	0	0	11.98	88.02

1 SINGLE FAM – 100% - 2015 Heated Area: 2095 HX Base Yr 2015



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

2625 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,323
TOTAL MARKET OB/XF VALUE		3,651
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		620,974
SOH/AGL Deduction		360,404
ASSESSED VALUE		260,570
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		204,848
TOTAL JUST VALUE		620,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081565	REPAIR/RRF	7,200	10/13/2008
20081482	GAS	1,150	09/24/2008
20081298	H/AC	600	08/14/2008
20081133	OTHER	2,800	07/08/2008
20081086	ELEC OTHER	750	06/27/2008
20081004	ADDITION	90,000	06/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/0736	5/31/2007	WD	Q	I		292,500
GRANTOR: MCCAMY GAIL F						
GRANTEE: MCLAUGHLIN DAVID &						
1303/1618	3/23/2005	QC	Q	I	01	100
GRANTOR: MCCAMY GAIL F HINTON						
GRANTEE: MCCAMY GAIL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] N16 W30 FOP=[YR=2008] W8 PTO=[YR=2008] W12S16E12N16$ S16E8N16 $ S4E19S12E11$ BAS=[YR=1993] W11 N12 W19 S12 W18 FCP=[YR=1993] W15 UST=[YR=1993] W6 S13 PTO=[YR=1993] S12 E6 N12 W6$ E6 N13$S25 E15 N25$ S30 E11 STP=[YR=1993] S10 E13 N10 W13$FOP=[YR=1993] E13 N5W13S5$ N5E13 S15 E24 N40$.

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	29	10	290.00	SF	6.50	6.50	100	1990	1990	3	57	1,074	
2	0810	CONCRETE A	0	100	0	0	808.00	SF	6.50	6.50	100	1960	1960	3	20	1,050	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	33.00	33.00	100	1993	1993	3	20	792	

LAND DESCRIPTION

TOTAL OB/XF 3,651

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS