BLOCK A LOT 8
IN OR 971/343
PIRATES COVE # 1 PB 4/6

MILLER BRYCE A
2629 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000A-0080

BUILDING CHARACTERISTICS

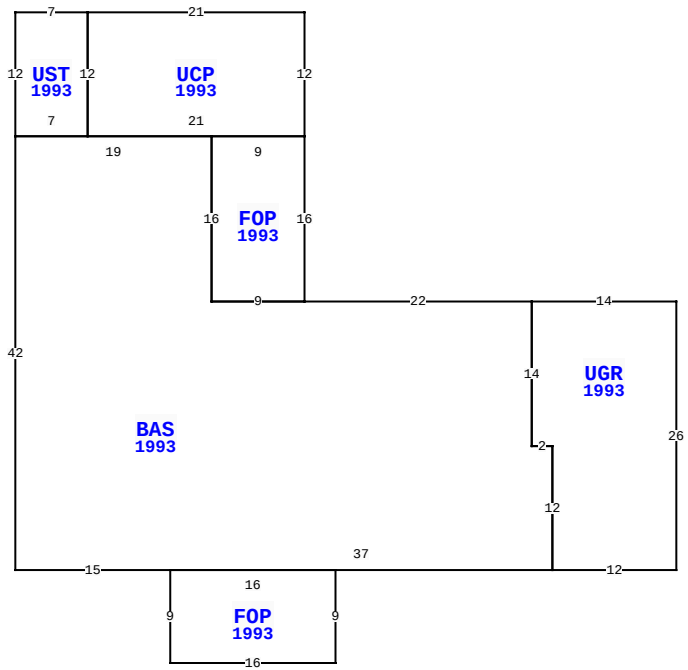
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,628	100	1993	1,628	125,557
FOP	144	30	1993	43	3,316
FOP	144	30	1993	43	3,316
UCP	252	20	1993	50	3,856
UGR	340	45	1993	153	11,800
UST	84	45	1993	38	2,931
TOTALS	2,592			1,955	150,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	101.0000	101.00	197,455	1967	1980	0	0	0	23.64	76.36

1 SINGLE FAM – 100% - 2002 Heated Area: 1628 HX Base Yr 2002



2629 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		150,777
TOTAL MARKET OB/XF VALUE		1,429
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		557,206
SOH/AGL Deduction		383,369
ASSESSED VALUE		173,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,115
TOTAL JUST VALUE		557,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122420	6 WINDOWS REPLACE	4,052	12/03/2012
20120986	METAL ROOF	3,500	05/31/2012
20021439	REMODEL	1,000	08/21/2002
20021401	GARAGE	9,000	08/14/2002
5342	REPAIR/RRF	2,500	05/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/0343	2/15/2001	WD	Q	I		115,000
GRANTOR: KIGHT JERRY E GUARDIA						
GRANTEE: MILLER BRYCE A						
0971/0342	2/15/2001	QC	Q	I	01	100
GRANTOR: KNIGHT JERRY E(1/3%)						
GRANTEE: NALLS CECIL CATHERI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N16 UCP=[YR=1993] N12 W21 UST=[YR=1993] W7 S12 E7N12$ S12E21$ W9 S16E9$ W9 N16 W19 S42 E15 FOP=[YR=1993] S9 E16 N9W16$ E37 UGR=[YR=1993] E12 N26 W14 S14 E2 S12 $ N12 W2 N14$.

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	1,099.00	SF	6.50	6.50	100	1968	1968	3	20	1,429	

LAND DESCRIPTION

TOTAL OB/XF 1,429

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS