

BLOCK A LOT 12
IN OR 1178/1174
PIRATES COVE 1 PB 4/6

KASRAII MOHAMMED T
130 SUGAR MAPLE CIRCLE
AIKEN, SC 29803

2025

00-00-31-1640-000A-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 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	837	100	1993	837	67,604
DCK	32	10	1993	3	242
FEP	160	80	1997	128	10,338
FEP	273	80	1997	218	17,608
FOP	124	30	1993	37	2,988
FUS	899	100	1993	899	72,612
STR	64	10	1993	6	485
UGR	540	45	1993	243	19,627

TOTALS	2,929			2,371	191,505
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	416
2	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	86
3	0810	CONCRETE A	0	0	48	16	768.00	SF	6.50	6.50	998
4	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	648
5	0476	VF 6 SBPL	0	0	0	0	15.00	LF	32.00	32.00	355
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	222

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,371	111.3280	111.33	263,963	1964	1985	0	0	27.45	72.55
1 SINGLE FAM - 0% - 0 Heated Area: 1736 HX Base Yr											

BLD DATE	04/02/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2025
INC DATE			AG DATE	MLU

2645 GREGOR MCGREGOR BLVD, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,505	
TOTAL MARKET OB/XF VALUE		2,725	
TOTAL LAND VALUE - MARKET		405,000	
TOTAL MARKET VALUE		599,230	
SOH/AGL Deduction		164,769	
ASSESSED VALUE		434,461	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		434,461	
TOTAL JUST VALUE		599,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141726	WINDOWS	10,650	08/06/2014
20110490	H/AC	1,800	04/06/2011
20053262	REMODEL	2,000	12/29/2005
20002553	REPAIR/RRF	2,050	03/23/2000
19972131	XFOB	24,000	10/08/1997
7517	XFOB	700	02/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1178/1174	10/07/2003	WD	Q	I		185,000	
GRANTOR: HOUSTON DAVID E							
GRANTEE: KASRAII MOHAMMED T							
1053/1247	5/02/2002	WD	Q	I		190,000	
GRANTOR: CARTER JACKIE L & MAR							
GRANTEE: HOUSTON DAVID E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FEP=[YR=1997] N13 W21 S13UGR=[YR=1993] S27E20N27W20SE21SW1 S27 FOP=[YR=1993] S4E31N4 W31\$ E31 N27\$ PTR=E10 FUS=[YR=1993] S29 E31 N29 W15 FEP=[YR=1997] N10 DCK=[YR=1993] N2 STR=[YR=1993] N4 W16S4E16\$ W16S2E16\$ W16S10E16\$ W16\$ W10\$.											