BLOCK A LOT 15
IN OR 1749/348
PIRATES COVE 1 PB 4/6

BRANHAM JAMES C & LINDA
2657 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000A-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
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

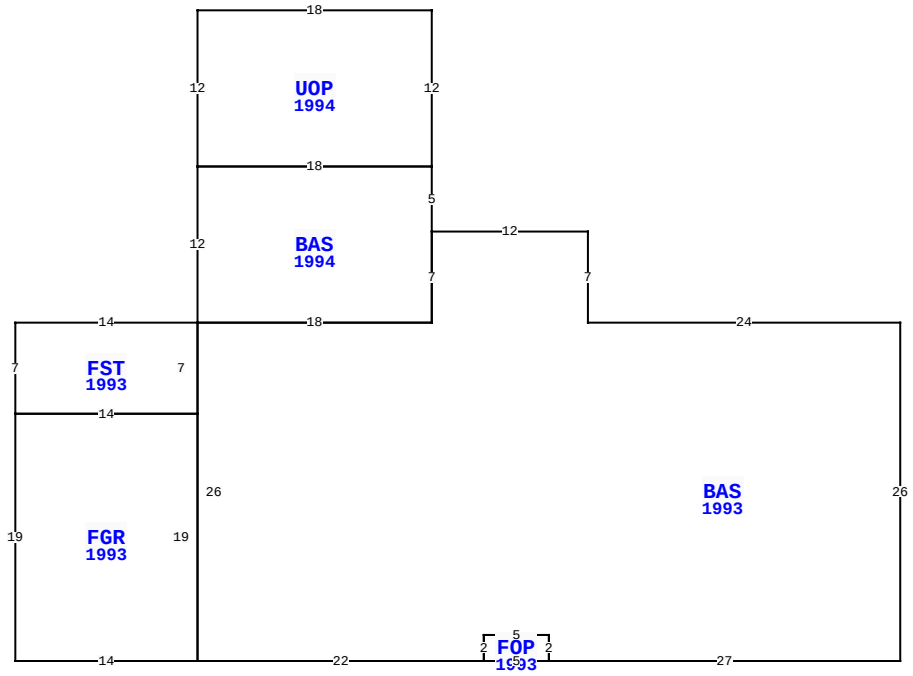
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1993	1,478	156,731
BAS	216	100	1994	216	22,905
FGR	266	55	1993	146	15,482
FOP	10	30	1993	3	318
FST	98	55	1993	54	5,727
UOP	216	20	1994	43	4,560
TOTALS	2,284			1,940	205,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	125.0480	125.05	242,597	1962	2005	0	0	0	15.20	84.80

1 SINGLE FAM – 100% - 2012 Heated Area: 1694 HX Base Yr 2012



2657 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE	07/16/2014 KK	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		205,722
TOTAL MARKET OB/XF VALUE		3,843
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		614,565
SOH/AGL Deduction		367,610
ASSESSED VALUE		246,955
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,233
TOTAL JUST VALUE		614,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110444	H/AC	3,837	03/30/2011
20060313	XFOB	2,400	02/09/2006
20053093	DEMOLITION	0	11/30/2005
20052906	REMODEL	1,000	10/24/2005
20052694	REMODEL	9,000	09/21/2005
20051866	REMODEL	5,000	05/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1749/0348	7/22/2011	WD	Q	I	01	275,000
GRANTOR: COE STEVEN & CONNIE						
GRANTEE: BRANHAM JAMES C & L						
1313/1178	4/29/2005	WD	Q	I		255,000
GRANTOR: BUTLER MERRILL R & IN						
GRANTEE: COE STEVEN & CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N7 W12 BAS=[YR=1994] N5 UOP=[YR=1994] N12 W18 S12 E18 $ W18 S12 E18 N7 $ S7 W18 FST=[YR=1993] W14 S7 FGR=[YR=1993] S19 E14 N19 W14 $ E14 N7 $ S26 E22 FOP=[YR=1993] E5 N2 W5 S2 $ N2 E5 S2 E27 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
2	0810	CONCRETE A	0	100	0	0	1,167.00	SF	6.50	6.50	100	1980	1980	3	30	2,276	
3	1243	WD DECK F	0	100	34	14	476.00	SF	8.00	8.00	100	1994	1994	3	20	762	

LAND DESCRIPTION

TOTAL OB/XF 3,843

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 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS