BLOCK A LOT 16
PIRATES COVE #1 PB 4/6

CUTT JULIANA M L/E/
2661 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000A-0160

BUILDING CHARACTERISTICS

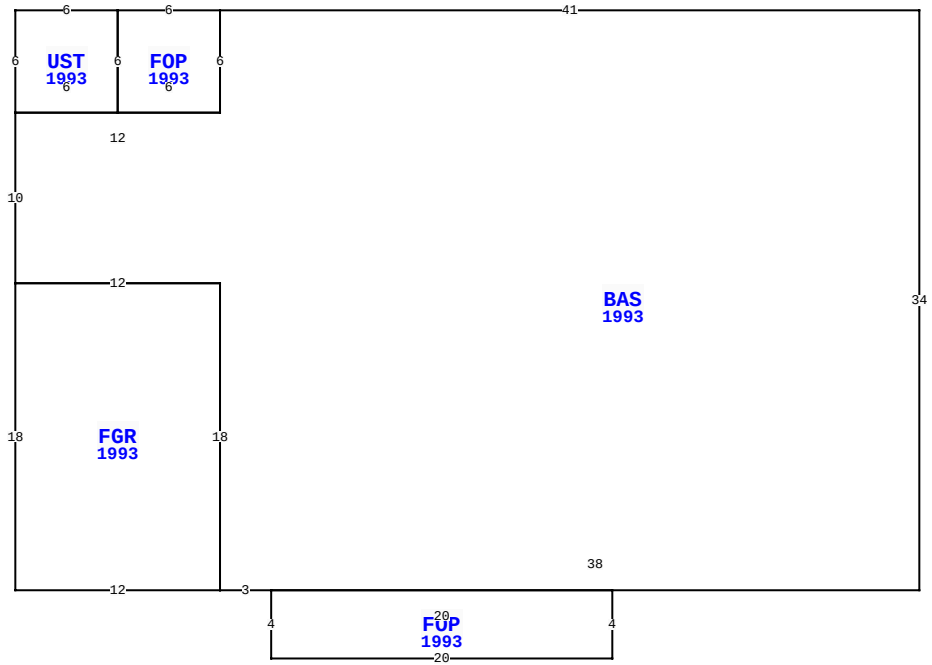
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	04	Quality Level 04
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	1,514	100	1993	1,514	141,848
FGR	216	55	1993	119	11,149
FOP	36	30	1993	11	1,030
FOP	80	30	1993	24	2,248
UST	36	45	1993	16	1,499
TOTALS	1,882			1,684	157,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	127.4700	127.47	214,659	1962	1985	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1514 HX Base Yr 2000



BLD DATE	07/16/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2661 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		157,774
TOTAL MARKET OB/XF VALUE		1,501
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		564,275
SOH/AGL Deduction		486,486
ASSESSED VALUE		77,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,067
TOTAL JUST VALUE		564,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052109	REPAIR/RRF	2,000	06/30/2005
20033708	REPAIR/RRF	4,000	08/21/2003
20004272	FOUNDATION	5,000	10/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2758/1941	12/19/2024	QC	U	I	11	100
GRANTOR: CUTT JULIANA M						
GRANTEE: CUTT JEFFERY J						
0883/0511	5/14/1999	WD	Q	I		55,000
GRANTOR: DAVIS MARVIN RAY						
GRANTEE: CUTT JULIANA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FOP=[YR=1993] W6 UST=[YR=1993] W6 S6 E6 N6 $ S6 E6 N6 $ S6 W12 S10 FGR=[YR=1993] S18 E12 N18 W12 $ E12 S18 E3 FOP=[YR=1993] S4 E20 N4 W20 $ E38 N34 $.

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	12	24	288.00	SF	4.23	4.23	100	1981	1981	3	32.5	395	
2	0810	CONCRETE A	0	100	51	8	408.00	SF	4.23	4.23	100	1981	1981	3	32.5	560	
3	0810	CONCRETE A	0	100	4	28	112.00	SF	6.50	6.50	100	1999	1999	3	75	546	

LAND DESCRIPTION

TOTAL OB/XF 1,501

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