



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	16	EPOXY STRP 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	1083.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	396	15	2008	59	5,635
BAL	60	15	2009	9	860
BAS	1,026	100	1993	1,026	97,994
FGR	383	55	1993	211	20,152
FOP	60	30	1993	18	1,719
FUS	1,064	100	1993	1,064	101,623
PTO	140	5	2009	7	669
STR	24	10	2009	2	191
UST	60	45	2009	27	2,579

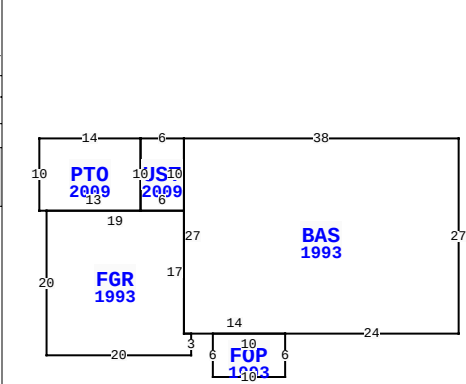
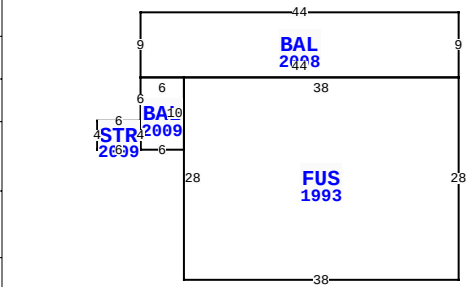
TOTALS	3,213			2,423	231,423
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	666.00	SF	6.50	6.50	100	1962	1962	3	20	866	
2	0810	CONCRETE A	0	100	0	0	503.00	SF	3.25	3.25	100	1994	1994	3	66	1,079	
3	0940	SHEDS/PORT	0	100	8	11	88.00	SF	30.00	30.00	100	2000	2000	3	20	528	
4	0861	POOL GUNIT	0	100	34	14	476.00	SF	85.00	85.00	100	2009	2009	3	52	21,039	
5	0845	KOOL DECK	0	100	0	0	415.00	SF	14.50	14.50	100	2009	2009	3	89	5,356	
6	0462	ST/AL FNC	0	100	18	4	72.00	SF	10.00	10.00	100	2009	2009	3	52	374	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,423	114.2190	114.22	276,755	1962	1990	0	0	0	16.38
1 SINGLE FAM - 100% - 2019 Heated Area: 2090 HX Base Yr 2019											



2665 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

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

TOTAL OB/XF											
29,242											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	231,423		
TOTAL MARKET OB/XF VALUE	29,242		
TOTAL LAND VALUE - MARKET	405,000		
TOTAL MARKET VALUE	665,665		
SOH/AGL Deduction	313,535		
ASSESSED VALUE	352,130		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	301,408		
TOTAL JUST VALUE	665,665		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	501,836		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120187	ELEC OTHER	1,500	02/03/2012
20091387	REMODEL	1,000	10/12/2009
20091022	XFOB	900	07/31/2009
20090628	SWIM POOL	27,000	05/21/2009
20090629	ELEC OTHER	1,000	05/21/2009
20090631	OTHER	2,000	05/21/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2568/0949	6/07/2022	WD U	I	11	
GRANTOR: PHELAN DANNY JOSEPH &					
GRANTEE: PHELAN FUN-D					
2102/1427	2/22/2017	WD Q	I	01	330,000
GRANTOR: LYON FRANCES E					
GRANTEE: PHELAN DANNY JOSEPH					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W38 UST=[YR=2009] W6 PTO=[YR=2009] W14S10E1		
FGR=[YR=1993] S20 E20N3W1N17W19S13N10S S10E6N10 \$ S27E14		
FOP=[YR=1993] S6W10N6E10S E24N27 \$ PTR= N20 FUS=[YR=1993] N28		
BAL=[YR=2008] N9W44S9 BAL=[YR=2009] S6 STR=[YR=2009]		
W6S4E6N4S4E6N10W6S E44S W38S28E38S S20S.		