BLOCK A LOT 19
PIRATES COVE #1 PB 4/6

PERKINS DONNA K
2673 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000A-0190

BUILDING CHARACTERISTICS

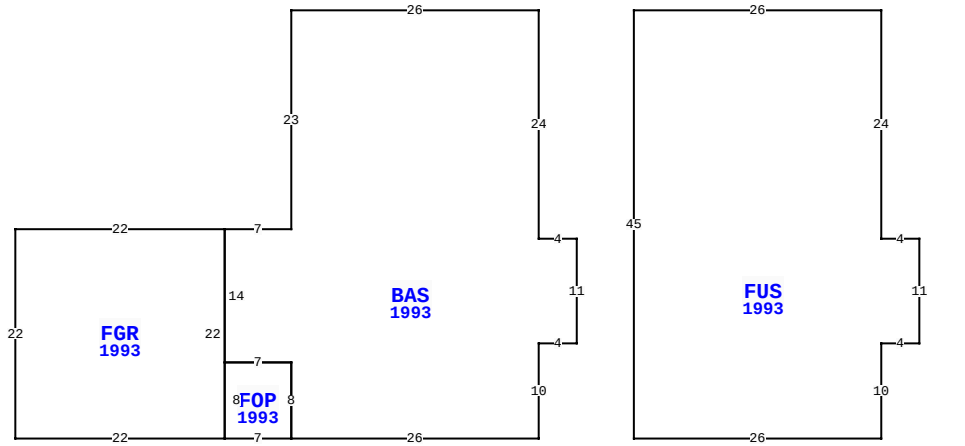
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,312	100	1993	1,312	109,860
FGR	484	55	1993	266	22,273
FOP	56	30	1993	17	1,423
FUS	1,214	100	1993	1,214	101,654
TOTALS	3,066			2,809	235,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	111.8400	111.84	314,159	1966	1980	0	0	0	25.13	74.87

1 SINGLE FAM – 100% - 2022 Heated Area: 2526 HX Base Yr 2022



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

2673 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		235,211
TOTAL MARKET OB/XF VALUE		9,810
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		650,021
SOH/AGL Deduction		174,385
ASSESSED VALUE		475,636
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		419,914
TOTAL JUST VALUE		650,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003695	REMODEL	8,500	09/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1523	7/16/2021	FJ	U	I	11	0
GRANTOR: PERKINS JAMES H EST						
GRANTEE: PERKINS DONNA K						
1083/1236	9/30/2002	WD	Q	I	01	100
GRANTOR: YOUNG DONNA KAY						
GRANTEE: PERKINS JAMES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S23 W7 FGR=[YR=1993] W22 S22 E22N22$ S14 FOP=[YR=1993] S8 E7 N8W7$ E7 S8 E26 N10 E4 N11 W4 N24$ PTR= E10 FUS=[YR=1993] E26 S24 E4 S11 W4 S10 W26 N45$ W10 $.

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	0866	POOL FIBER	0	100	0	0	600.00	SF	72.00	72.00	100	1980	1980	3	20	8,640	
2	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	1980	1980	3	30	1,170	

LAND DESCRIPTION

TOTAL OB/XF 9,810

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		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