



ELEMENT

CD

CONSTRUCTION

Exterior Wall

19

COMMON BRK 70

Exterior Wall

05

AVERAGE 30

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

12

HARDWOOD 70

Interior Floor

11

CLAY TILE 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

1,287

100

1993

1,287

175,074

FCP

384

25

1993

96

13,059

FEP

42

80

2000

34

4,625

FOP

55

30

2000

16

2,177

FST

56

55

1993

31

4,217

UOP

299

20

2021

60

8,162

UST

35

45

2000

16

2,177

TOTALS

2,158

1,540

209,491

EXTRA FEATURES

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

1,321.00

SF

5.85

5.85

100

1960

1960

3

20

1,546

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0.75

405,000.00

303,750.00

303,750

REVIEW DATE

11/29/2021

BY

DJ

Total Acres:

0.00

Total Land Value:

303,750

Market:

0

Agricultural:

0

Common:

303,750

PRINTED 07/30/2025 BY

SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,540

130.8660

172.74

266,020

1960

1995

0

0

0

21.25

78.75

1 SNGL FAM - 100% - 2021

Heated Area: 1287

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025

MLU

2602 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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2

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

209,491

TOTAL MARKET OB/XF VALUE

1,546

TOTAL LAND VALUE - MARKET

303,750

TOTAL MARKET VALUE

514,787

SOH/AGL Deduction

175,739

ASSESSED VALUE

339,048

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

288,326

TOTAL JUST VALUE

514,787

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

389,115

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20211023

ADDITION

0

02/19/2021

20111253

H/AC

5,997

07/27/2011

20042134

REPAIR/RRF

7,000

11/12/2004

4169

N/A

3,800

01/10/1987

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2714/6

5/08/2024

QC

U

I

11

100

GRANTOR: CLEARY CHARLES J & LI

GRANTEE: CLEARY FAMILY REVOC

2365/1883

5/29/2020

WD

Q

I

01

367,500

GRANTOR: HASTOGLIS BENJAMIN &

GRANTEE: CLEARY CHARLES J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UOP=[YR=2021] N5 W23 S13 FST=[YR=1993]

W8 S4 FCP=[YR=1993] S18 E20 FOP=[YR=2000] E11 N5 W11 S5 \$

N15 UST=[YR=2000] E5 FEP=[YR=2000] E6 N7 W6 S7 \$ N7 W5 S7 \$

N7 W6 S4 W14 \$ E14 N4 W6 \$ E23 N8 \$ S39 E33 N39 \$ .