



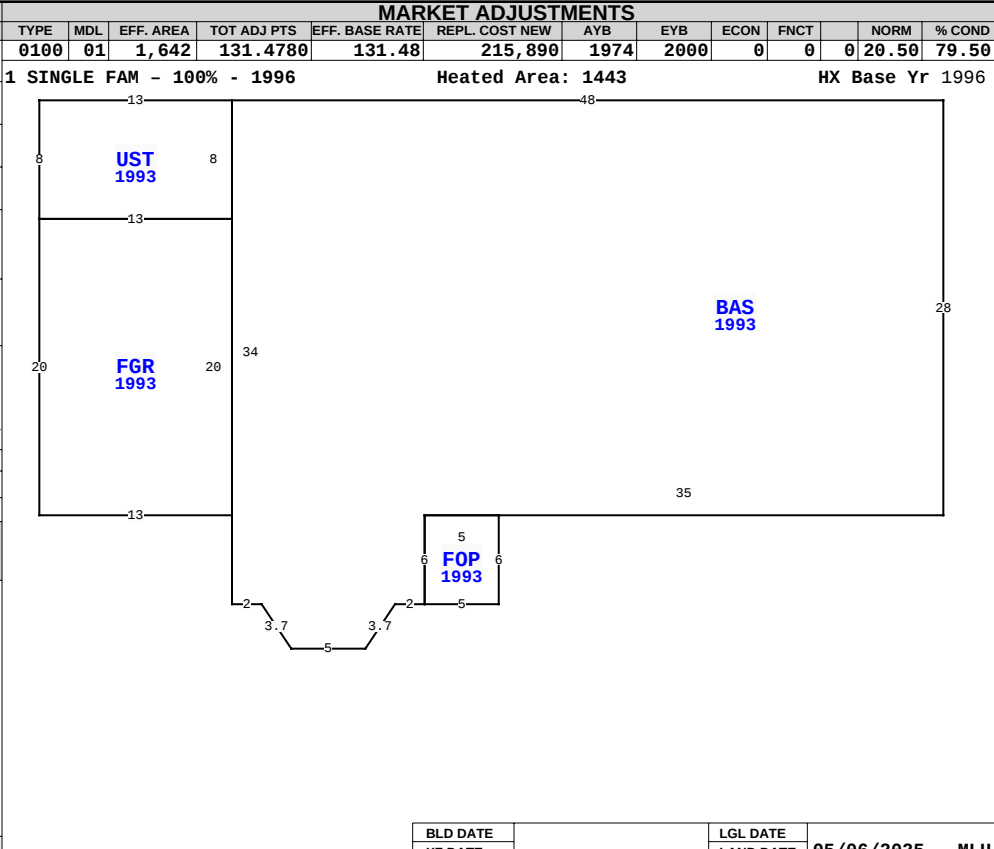
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD\$ 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	1,443	100	1993	1,443	150,832
FGR	260	55	1993	143	14,948
FOP	30	30	1993	9	940
UST	104	45	1993	47	4,913
TOTALS	1,837			1,642	171,633

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,425.00	SF	6.50	6.50	
2	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	835.00	SF	7.25	7.25	
4	0855	CONC PAVER	0	100	21	5	105.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	



2630 GREGOR MCGREGOR BLVD, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						171,633					
TOTAL MARKET OB/XF VALUE						19,636					
TOTAL LAND VALUE - MARKET						405,000					
TOTAL MARKET VALUE						596,269					
SOH/AGL Deduction						463,906					
ASSESSED VALUE						132,363					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						81,641					
TOTAL JUST VALUE						596,269					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						435,559					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121313	REMODEL KIT.ELEC	1,200	07/03/2012
20121280	REMODEL PLUMBING	300	06/28/2012
20121197	REMODEL KITCHEN &	28,500	06/20/2012
20040998	165LF FENCE	1,000	06/03/2004
20040967	RE-ROOF	4,000	05/26/2004
20040925	H/AC CONDENSER	2,000	05/20/2004

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2332/1765	1/16/2020	QC	U	I	11	100				
GRANTOR: MUDD DAVID D JR & ANG										
GRANTEE: MUDD FRANCIS J & GA										
1824/0266	6/11/2012	WD	U	I	11	100				
GRANTOR: BRADDOCK LISA K ETAL										
GRANTEE: MUDD DAVID D JR & A										

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W48 UST=[YR=1993] W13 S8 FGR=[YR=1993] S20 E13 N20W13\$ E13N8\$ S34 E2 R2 D3 E5 R2 U3 E2 FOP=[YR=1993] E5 N6 W5S6\$ N6E35 N28\$.											