

BLOCK B LOT 10
OR 513 PG 109
PIRATES COVE 1 PB 4/6

HAIR TONY R & VIRGINIA G
2638 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000B-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	1,174	100	1993	1,174	101,786
FEP	256	80	1993	205	17,774
UGR	240	45	1993	108	9,364
UST	44	45	1993	20	1,734
TOTALS	1,714			1,507	130,657

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	564.00	SF	6.50	6.50	100	1980	1980	3	30	1,100	
2	0810	CONCRETE A	0	0	0	504.00	SF	6.50	6.50	100	1980	1980	3	30	983	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,507	127.5000	127.50	192,142	1972	1980	0	0	0	32.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1174											
HX Base Yr											
2638 GREGOR MCGREGOR BLVD, FERNANDINA BEACH											
BLD DATE: 05/06/2025 MLU											
XF DATE: 05/06/2025											
INC DATE: 05/06/2025											
LGL DATE: 05/06/2025											
LAND DATE: 05/06/2025											
AG DATE: 05/06/2025											

TOTAL OB/XF															
2,083															

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		130,657	
TOTAL MARKET OB/XF VALUE		2,083	
TOTAL LAND VALUE - MARKET		405,000	
TOTAL MARKET VALUE		537,740	
SOH/AGL Deduction		164,258	
ASSESSED VALUE		373,482	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		373,482	
TOTAL JUST VALUE		537,740	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		377,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0513/0109	3/17/1987	WD	Q	I		61,500	
GRANTOR: SANDERS ELSIE H							
GRANTEE: HAIR TONY & VIRGINI							
0122/0644	1/01/1972	TA	Q	V		3,270	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W11 FEP=[YR=1993] N16 W16 S16 E16\$ W39 S16 E8 S17 E22 N17 E20 UGR=[YR=1993] E12 N20 W12S20 \$ N16\$ UST=[YR=1993] N4 W11 S4E11\$.															