

BLOCK D LOT 10
IN OR 1888/989
PIRATES COVE # 1 PB 4/6

PEEVY LEE J & TRACI L
2650 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000D-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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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
BAS	1,718	100	1993	1,718	146,997
BAS	126	100	2019	126	10,781
BAS	462	100	2019	462	39,530
FOP	78	30	1993	23	1,968
FOP	297	30	1993	89	7,615
PTO	87	5	2010	4	342

TOTALS	2,768			2,422	207,233
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	52	16	832.00	SF	6.50
2	0810	CONCRETE A	0	100	50	3	300.00	SF	6.50
3	0810	CONCRETE A	0	100	14	10	140.00	SF	6.50
4	0940	SHEDS/PORT	0	100	15	10	150.00	SF	30.00
5	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00
6	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00

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

REVIEW DATE	06/03/2021	BY	RK
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,422	111.9160	111.92	271,070	1964	1990	0	0	23.55	76.45	
1 SINGLE FAM - 100% - 2015												
Heated Area: 2306												
HX Base Yr 2015												
2650 GREGOR MCGREGOR BLVD, FERNANDINA BEACH												

TOTAL OB/XF												
37,523												

TOTAL OB/XF												
37,523												

Total Acres:	0.00
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Total Land Value:	405,000
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Market:	0
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Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		207,233	
TOTAL LAND VALUE - MARKET		37,523	
TOTAL MARKET VALUE		405,000	
SOH/AGL Deduction		340,548	
ASSESSED VALUE		309,208	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		258,486	
TOTAL JUST VALUE		649,756	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		487,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200128	SWIM POOL	30,000	03/19/2020
20181569	MBRCONV	65,000	05/09/2018
20101232	OTHER	5,600	07/28/2010
20101018	H/AC	4,500	06/17/2010
972110	OTHER	0	10/02/1997
4970	XFOB	500	08/09/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1888/0989	11/08/2013	WD	Q	I	02
GRANTOR: O'SHEA EMMA JANE					
GRANTEE: PEEVY LEE J & TRACI					
1710/1392	11/18/2010	QC	U	I	11
GRANTOR: O'SHEA EMMA JANE					
GRANTEE: VAN DONSEL KAREN L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W21 BAS=[YR=1993] W8 FOP=[YR=1993] N11					
W27S11E27\$ W27N11 W19 S42 E21 FOP=[YR=1993] E4 PTO=[YR=2010]					
E29 N3W29S3\$ N3E29 BAS=[YR=2019] E21N22W21S22\$N2W33S5\$					
N5E33N26\$ S6E21N6\$.					

OTHER ADJUSTMENTS AND NOTES												

Common:	405,000
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