

BLOCK A LOT 8
IN OR 971/343
PIRATES COVE # 1 PB 4/6

MILLER BRYCE A
2629 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000A-0080



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		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	1,628	100	1993	1,628	130,954
FOP	144	30	1993	43	3,459
FOP	144	30	1993	43	3,459
UCP	252	20	1993	50	4,022
UGR	340	45	1993	153	12,307
UST	84	45	1993	38	3,057
TOTALS	2,592			1,955	157,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,955	101.0000	106.05	207,328	1967	1980	0	0	0 24.15	75.85
1 SINGLE FAM 100% - 2002 Heated Area: 1628 HX Base Yr 2002											
7 UST 1993 12 7 21 UCP 1993 12 21 19 16 FOP 1993 16 9 22 14 UGR 1993 26 42 15 37 12 16 FOP 1993 9 16											
BLD DATE						LGL DATE		04/07/2026			
XF DATE						LAND DATE		MLU			