BLOCK A LOT 9
IN OR 1414/1593
PIRATES COVE 1 PB 4/6

MCDANNALD MARY ARCHER
1417 SADLER RD #484
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000A-0090

BUILDING CHARACTERISTICS

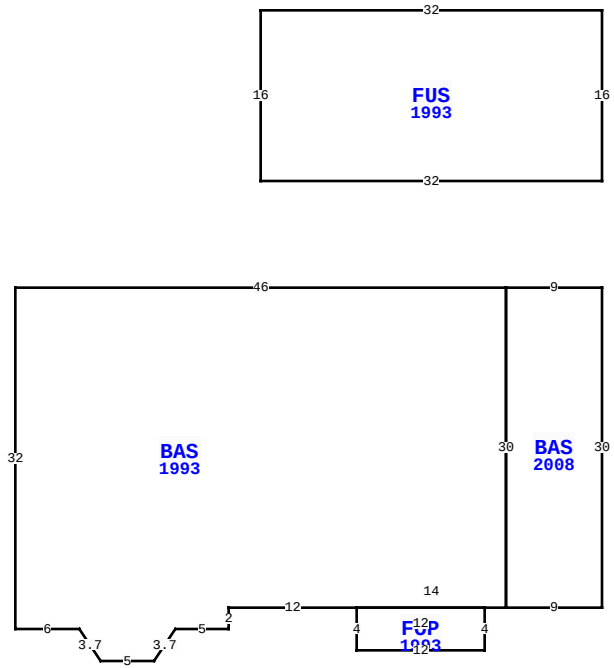
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,441	100	1993	1,441	170,363
BAS	270	100	2008	270	31,921
FOP	48	30	1993	14	1,655
FUS	512	100	1993	512	60,532
TOTALS	2,271			2,237	264,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,237	104.8600	145.76	326,065	1962	1986	0	0	0	18.89	81.11

1 SNGL FAM 100% - 2026 Heated Area: 2223 HX Base Yr 2026



BLD DATE	07/17/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/07/2026 MLU
INC DATE			AG DATE	

2633 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,471
TOTAL MARKET OB/XF VALUE		770
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		615,241
SOH/AGL Deduction		0
ASSESSED VALUE		615,241
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		558,830
TOTAL JUST VALUE		615,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070850	REPAIR/RRF	6,852	05/16/2007
20070822	REPAIR/RRF	7,799	05/10/2007
20060624	REMODEL	2,485	03/27/2006
20060456	H/AC	4,620	03/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1593	5/24/2006	WD	Q	I		385,000
GRANTOR: MOLUMBY STEPHEN J & J						
GRANTEE: COLAN THOMAS & MARY						
0794/1417	5/28/1997	WD	Q	I		120,000
GRANTOR: HURST WILLIAM P & DIA						
GRANTEE: MOLUMBY STEPHEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 BAS=[YR=1993] W46 S32 E6 R2 D3 E5 U3 R2 E5 N2 E12 FOP=[YR=1993] S4 E12 N4 W12$ E14 N30 $ S30 E9 N30$ PTR= N10 FUS=[YR=1993] N16 W32 S16 E32$ S10$.

EXTRA FEATURES

LN	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	22	770	

LAND DESCRIPTION

TOTAL OB/XF 770

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS