BLOCK A LOT 10
IN OR 963/1013
PIRATES COVE #1 PB 4/6

BRINTON SUSAN K
2637 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000A-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

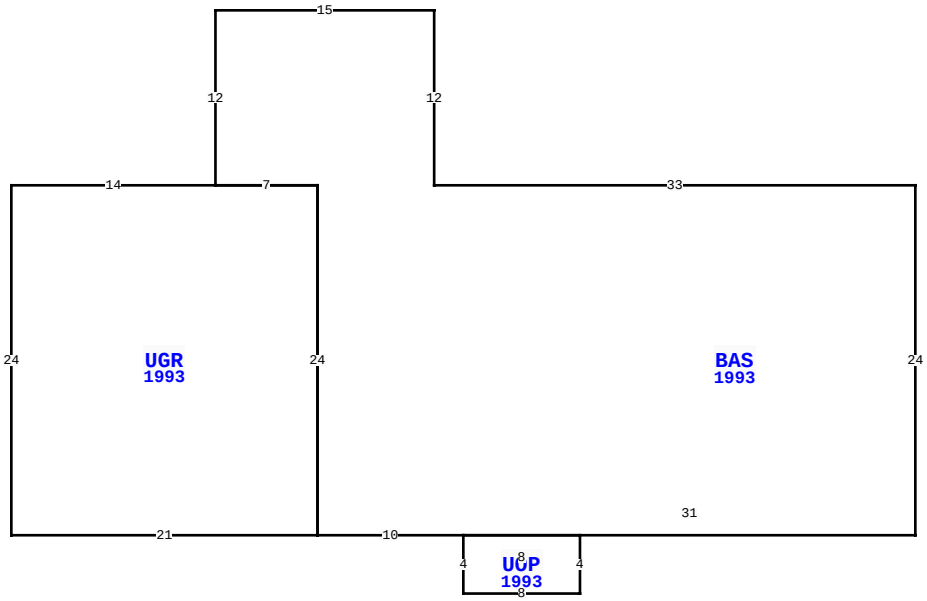
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100	1993	1,164	118,656
UGR	504	45	1993	227	23,140
UOP	32	20	1993	6	612
TOTALS	1,700			1,397	142,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	130.3120	136.83	191,152	1966	1980	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 2001 Heated Area: 1164 HX Base Yr 2001



2637 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,408
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		492,408
SOH/AGL Deduction		347,274
ASSESSED VALUE		145,134
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		88,723
TOTAL JUST VALUE		492,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090720	REPAIR/RRF	3,500	06/09/2009
7330	REPAIR/RRF	1,600	09/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0963/1013	12/21/2000	WD	Q	I		130,000
GRANTOR: HURST WILLIAM P & DIA						
GRANTEE: BRINTON RALPH H JR						
0842/1676	7/29/1998	PR	Q	I		87,000
GRANTOR: JONES KATHLEEN C P/R						
GRANTEE: HURST WILLIAM P & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N12 W15 S12 UGR=[YR=1993] W14 S24 E21 N24 W7 $ E7 S24 E10 UOP=[YR=1993] S4 E8 N4W8$ E31 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		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