BLOCK A LOT 11
IN OR 2088/346
PIRATES COVE #1 PB 4/6

MCMAHON COLLEEN
676 BETHLEHEM PIKE
FLOURTOWN, PA 19031

**2026**

**00-00-31-1640-000A-0110**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

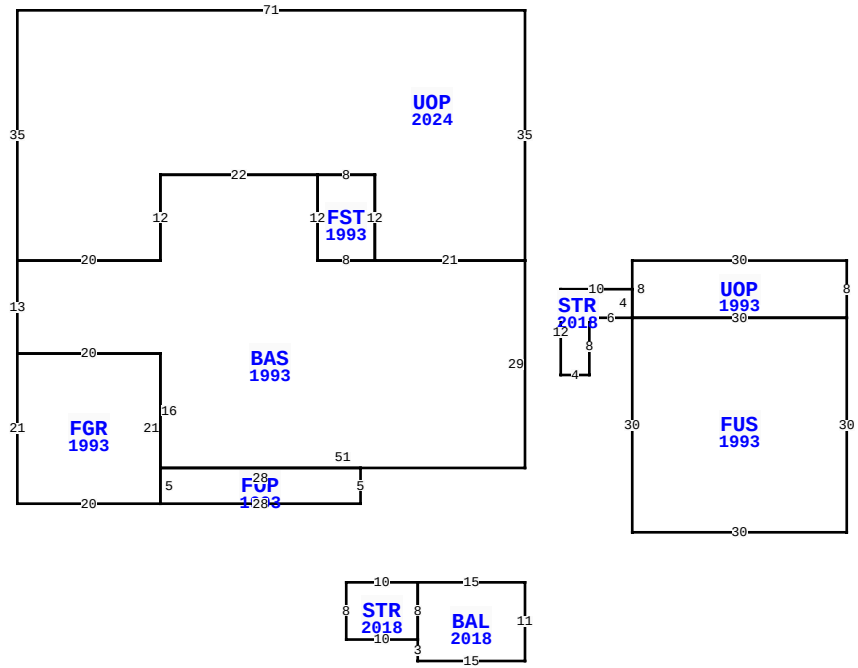
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 |
|---|---|---|---|---|---|
| BAL | 165 | 15 | 2018 | 25 | 3,109 |
| BAS | 2,003 | 100 | 1993 | 2,003 | 249,124 |
| FGR | 420 | 55 | 1993 | 231 | 28,731 |
| FOP | 140 | 30 | 1993 | 42 | 5,224 |
| FST | 96 | 55 | 1993 | 53 | 6,592 |
| FUS | 900 | 100 | 1993 | 900 | 111,938 |
| STR | 72 | 10 | 2018 | 7 | 870 |
| STR | 80 | 10 | 2018 | 8 | 995 |
| UOP | 240 | 20 | 1993 | 48 | 5,970 |
| UOP | 2,125 | 20 | 2024 | 425 | 52,860 |
| TOTALS | 6,241 | | | 3,742 | 465,414 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,742 | 117.8100 | 163.76 | 612,790 | 1964 | 1990 | 0 | 0 | 0 | 24.05 | 75.95 |

1 SNGL FAM 0% - 0 Heated Area: 2903 HX Base Yr




2641 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/02/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 465,414 |
| TOTAL MARKET OB/XF VALUE | 50,000 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 865,414 |
| SOH/AGL Deduction | 130,603 |
| ASSESSED VALUE | 734,811 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 734,811 |
| TOTAL JUST VALUE | 865,414 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 820,729 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20171674 | DECK3RD | 42,000 | 06/01/2017 |
| 20081585 | GAS | 895 | 10/17/2008 |
| 20053081 | REPAIR/RRF | 2,000 | 11/28/2005 |
| 20012740 | REMODEL | 2,400 | 01/07/2002 |
| 6893 | REPAIR/RRF | 3,500 | 02/07/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2088/0346 | 12/01/2016 | WD | Q | I | 01 | 310,000 |
| GRANTOR: FOREMAN BLANCA R & DO | | | | | | |
| GRANTEE: MCMAHON COLLEEN | | | | | | |
| 1818/0001 | 9/26/2012 | QC | U | I | 11 | 100 |
| GRANTOR: FOREMAN BLANCA R | | | | | | |
| GRANTEE: FOREMAN BLANCA R & | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0860 | POOL/SPA | 0 | 0 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2024 | 2022 | 04 | 100 | 50,000 | |

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W21 W8 N12 W22 S12 W20 S13 E20 S16 E51 N29 $
FUS=[YR=1993;ORIG=45,8] S30 W30 N30 E30 $
FGR=[YR=1993;ORIG=-71,13] S21 E20 N21 W20 $
UOP=[YR=1993;ORIG=15,0] E30 S8 W30 N8 $
BAL=[YR=2018;ORIG=0,45] S11 W15 N3 N8 E15 $
FOP=[YR=1993;ORIG=-51,34] E28 N5 W28 S5 $
FST=[YR=1993;ORIG=-21,0] N12 W8 S12 E8 $
STR=[YR=2018;ORIG=-15,53] W10 N8 E10 S8 $
STR=[YR=2018;ORIG=15,8] W6 S8 W4 N12 E10 S4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] S45 N45 $

## LAND DESCRIPTION

TOTAL OB/XF 50,000

| 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 | 0 | 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 04/05/2024 BY HSA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS