BLOCK A LOT 12
IN OR 1178/1174
PIRATES COVE 1 PB 4/6

KASRAII MOHAMMED T
130 SUGAR MAPLE CIRCLE
AIKEN, SC 29803

2026

00-00-31-1640-000A-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

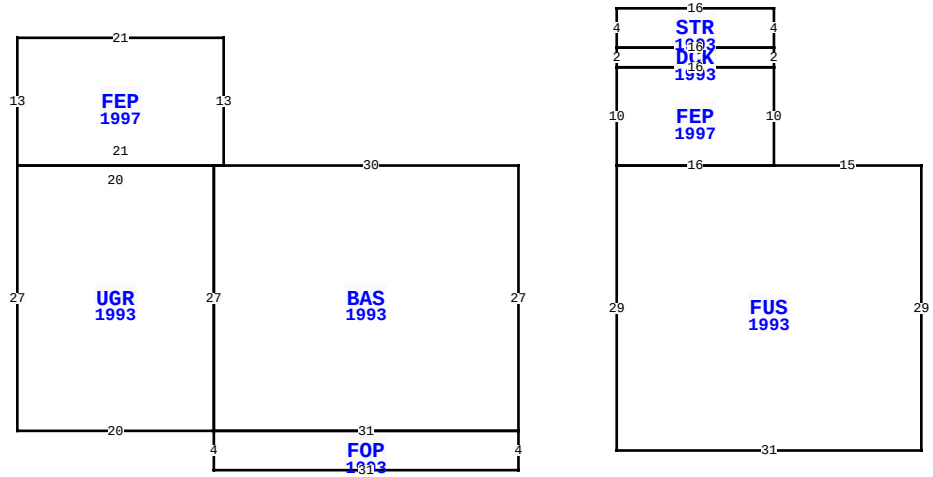
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	837	100	1993	837	29,791
DCK	32	10	1993	3	107
FEP	160	80	1997	128	4,556
FEP	273	80	1997	218	7,759
FOP	124	30	1993	37	1,317
FUS	899	100	1993	899	31,998
STR	64	10	1993	6	213
UGR	540	45	1993	243	8,649
TOTALS	2,929			2,371	84,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,371	111.3280	116.89	277,146	1964	1964	0	0	30	39.55	30.45

1 SINGLE FAM 0% - 0 Heated Area: 1736 HX Base Yr



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

2645 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	84,391
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	434,967
SOH/AGL Deduction	0
ASSESSED VALUE	434,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,967
TOTAL JUST VALUE	434,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	599,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141726	WINDOWS	10,650	08/06/2014
20110490	H/AC	1,800	04/06/2011
20053262	REMODEL	2,000	12/29/2005
20002553	REPAIR/RRF	2,050	03/23/2000
19972131	XFOB	24,000	10/08/1997
7517	XFOB	700	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1178/1174	10/07/2003	WD	Q	I		185,000
GRANTOR: HOUSTON DAVID E						
GRANTEE: KASRAII MOHAMMED T						
1053/1247	5/02/2002	WD	Q	I		190,000
GRANTOR: CARTER JACKIE L & MAR						
GRANTEE: HOUSTON DAVID E						

BUILDING NOTES

EXTRA FEATURES

L N	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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2007	2007	3	24	576	

BUILDING DIMENSIONS

BAS=[YR=1993] W30 FEP=[YR=1997] N13 W21 S13UGR=[YR=1993] S27E20N27W20$E21$W1 S27 FOP=[YR=1993] S4E31N4 W31$ E31 N27$ PTR=E10 FUS=[YR=1993] S29 E31 N29 W15 FEP=[YR=1997] N10 DCK=[YR=1993] N2 STR=[YR=1993] N4 W16S4E16$ W16S2E16$ W16S10E16$ W16$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 576

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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