BLOCK A LOT 13
PIRATES COVE #1 PB 4/6

LAST CENT TRUST/FEBLES SERGIO E TRUSTEE
2649 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000A-0130

BUILDING CHARACTERISTICS

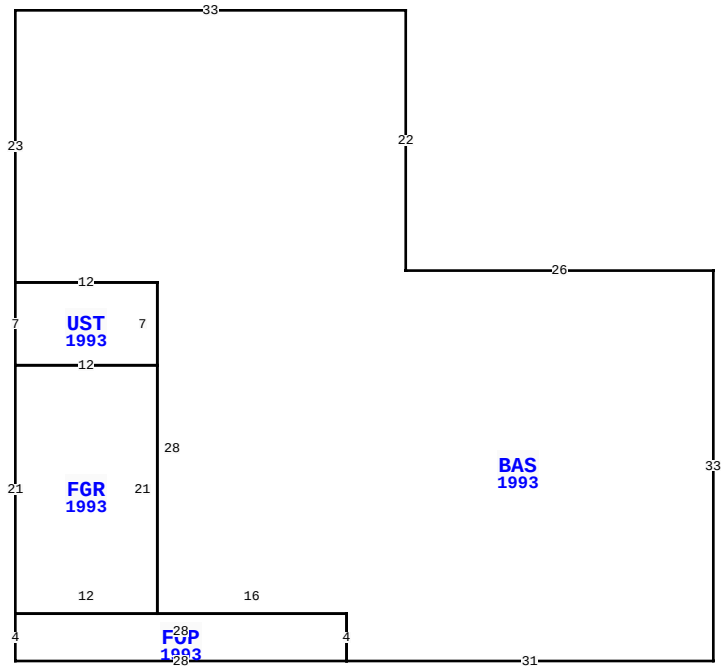
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,225	100	1993	2,225	262,078
FGR	252	55	1993	139	16,373
FOP	112	30	1993	34	4,005
UST	84	45	1993	38	4,476
TOTALS	2,673			2,436	286,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	125.5380	174.50	425,082	1962	1980	0	0	0	32.50	67.50

1 SNGL FAM 100% - 0 Heated Area: 2225 HX Base Yr 1991



2649 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		286,930
TOTAL MARKET OB/XF VALUE		2,358
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		639,288
SOH/AGL Deduction		487,709
ASSESSED VALUE		151,579
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,168
TOTAL JUST VALUE		639,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080721	H/AC	3,700	04/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2435/0416	2/18/2021	WD	U	I	11	100
GRANTOR: FEBLES SERGIO E & DIA						
GRANTEE: LAST CENT TRUST						
0596/0866	5/08/1990	WD	Q	I		98,000
GRANTOR: REESE MARY E						
GRANTEE: FEBLES SERGIO & D R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N22 W33 S23 UST=[YR=1993] S7 FGR=[YR=1993] S21 FOP=[YR=1993] S4 E28 N4 W28$ E12 N21 W12$ E12 N7 W12$ E12 S28 E16 S4 E31 N33$.

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	1980	1980	3	42	1,470	
3	1242	WD DECK A	0	100	0	0	444.00	SF	10.00	10.00	100	1980	1980	3	20	888	

LAND DESCRIPTION

TOTAL OB/XF 2,358

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