BLOCK B LOT 1
PIRATES COVE 1 PB 4/6

CLEARY CHARLES J & LISA O L/E/
2602 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000B-0010

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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

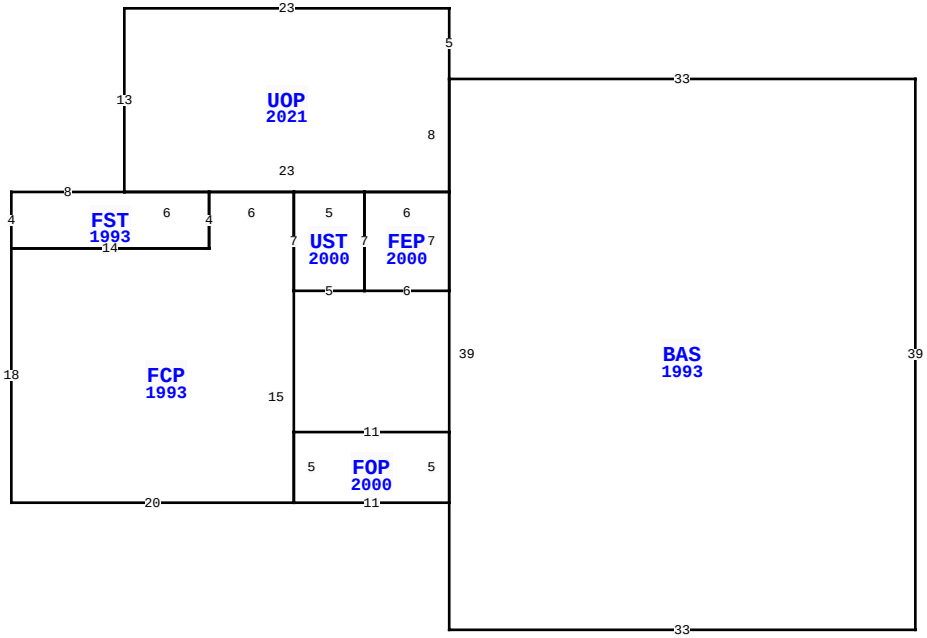
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,287	100	1993	1,287	144,042
FCP	384	25	1993	96	10,744
FEP	42	80	2000	34	3,805
FOP	55	30	2000	16	1,791
FST	56	55	1993	31	3,470
UOP	299	20	2021	60	6,716
UST	35	45	2000	16	1,791
TOTALS	2,158			1,540	172,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	130.8660	137.41	211,611	1960	2000	0	0	0	18.55	81.45

1 SINGLE FAM 100% - 2021 Heated Area: 1287 HX Base Yr 2021



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

2602 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		172,357
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		522,357
SOH/AGL Deduction		174,155
ASSESSED VALUE		348,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,791
TOTAL JUST VALUE		522,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211023	ADDITION	0	02/19/2021
20111253	H/AC	5,997	07/27/2011
20042134	REPAIR/RRF	7,000	11/12/2004
4169	N/A	3,800	01/10/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/6	5/08/2024	QC	U	I	11	100
GRANTOR: CLEARY CHARLES J & LI						
GRANTEE: CLEARY FAMILY REVOC						
2365/1883	5/29/2020	WD	Q	I	01	367,500
GRANTOR: HASTOGLIS BENJAMIN &						
GRANTEE: CLEARY CHARLES J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UOP=[YR=2021] N5 W23 S13 FST=[YR=1993] W8 S4 FCP=[YR=1993] S18 E20 FOP=[YR=2000] E11 N5 W11 S5 $ N15 UST=[YR=2000] E5 FEP=[YR=2000] E6 N7 W6 S7 $ N7 W5 S7 $ N7 W6 S4 W14 $ E14 N4 W6 $ E23 N8 $ S39 E33 N39 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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