BLOCK B LOT 3
PIRATES COVE 1 PB 4/6

WISE AMANDA & WILLIAM
2610 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1640-000B-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	10	TERRAZZO 100
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

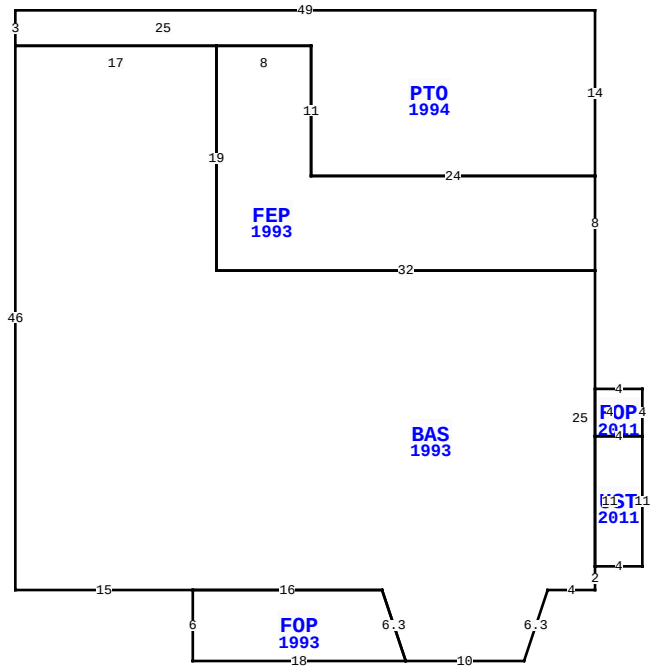
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1993	1,718	165,890
FEP	344	80	1993	275	26,554
FOP	102	30	1993	31	2,994
FOP	16	30	2011	5	483
PTO	411	5	1994	21	2,028
UST	44	45	2011	20	1,931
TOTALS	2,635			2,070	199,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,070	108.1920	113.60	235,152	1961	1995	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1718 HX Base Yr 2026



2610 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		199,879
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		549,879
SOH/AGL Deduction		0
ASSESSED VALUE		549,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		498,468
TOTAL JUST VALUE		549,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1470	METAL GARAGE BUIL	32,452	10/28/2025
2025-1390	ADD 120 SQUARE FE	100,000	10/20/2025
20111196	REPAIR/RRF	0	07/22/2011
20061234	ELEC OTHER	0	06/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1347	9/19/2024	WD	Q	I	01	710,000
GRANTOR: CATHEY HARRY V JR &						
GRANTEE: WISE AMANDA & WILLI						
1851/1950	4/11/2013	WD	Q	I	02	175,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CATHEY HARRY V JR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W49S3 BAS=[YR=1993] S46E15 FOP=[YR=1993] S6E18 U6 L2 W16$ E16 D6 R2 E10 U6 R2 E4N2 UST=[YR=2011] E4 N11 FOP=[YR=2011] N4W4S4E4$ W4S11$ N25 FEP=[YR=1993] N8W24N11W8S19E32$ W32N19W17$ E25S11E24N14$.

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	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 02/02/2026 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS