BLOCK B LOT 4
PIRATES COVE #1 PB 4/6

KIRK CHRISTOPHER
PO BOX 17728
FERNANDINA BEACH, FL 32035

2026

00-00-31-1640-000B-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

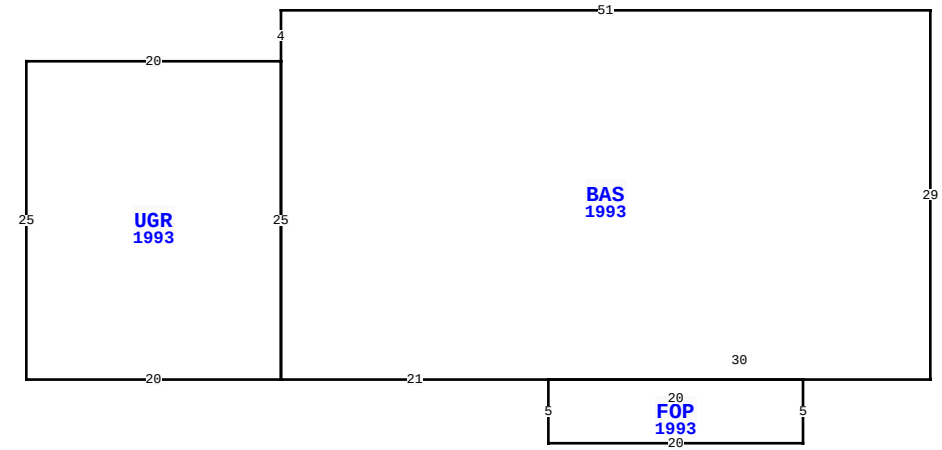
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1083.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1993	1,479	137,948
FOP	100	30	1993	30	2,798
UGR	500	45	1993	225	20,986
TOTALS	2,079			1,734	161,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,734	131.6000	138.18	239,604	1966	1980	0	0	0	32.50	67.50

1 SINGLE FAM 0% - 0 Heated Area: 1479 HX Base Yr



2614 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	161,733
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	512,053
SOH/AGL Deduction	75,244
ASSESSED VALUE	436,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,809
TOTAL JUST VALUE	512,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	561,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6890	REPAIR/RRF	3,000	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2359/0965	5/05/2020	QC	U	I	11	100
GRANTOR: KIRK CHRISTOPHER S						
GRANTEE: KIRK CHRISTOPHER						
1884/1123	9/29/2013	WD	Q	I	02	193,000
GRANTOR: BEAN LUCRETIA ANN DAV						
GRANTEE: KIRK CHRISTOPHER S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S4 UGR=[YR=1993] W20 S25 E20 N25$ S25 E21
FOP=[YR=1993] S5 E20 N5 W20$ E30 N29$.

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	1241	WD DECK G	0	0	0	0	139.00	UT	11.50	11.50	100	1986	1986	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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		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