



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

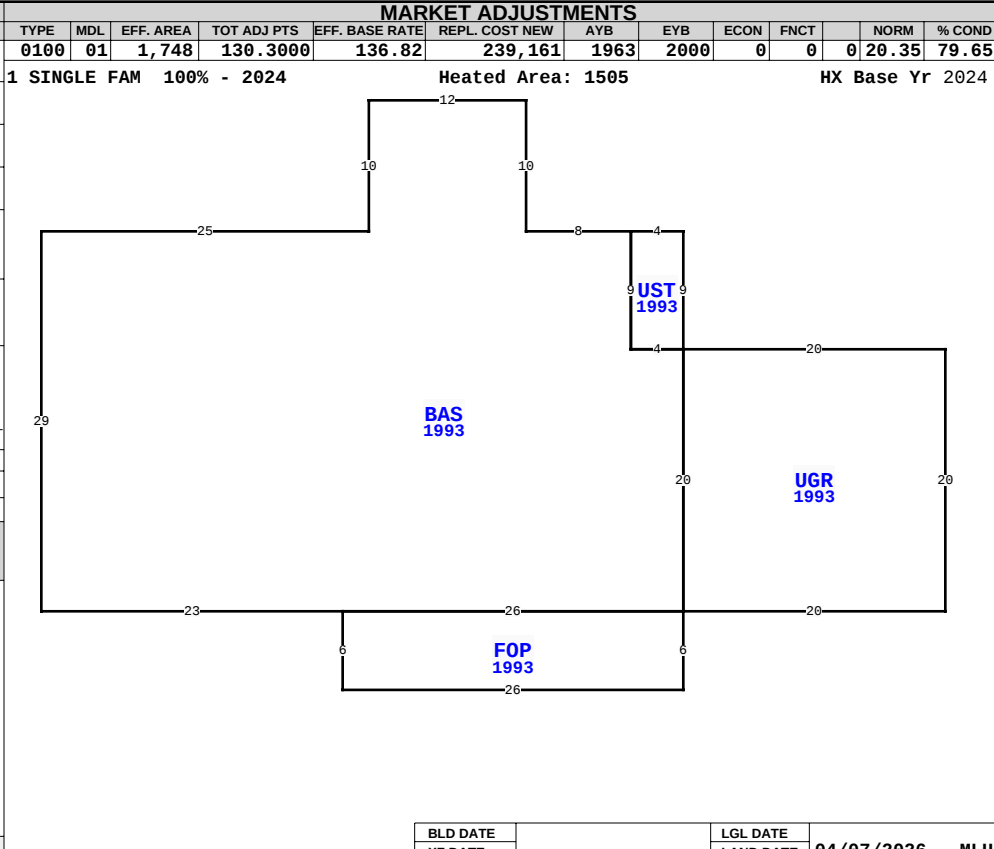
MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1083.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,505	100	1993	1,505	164,011
FOP	156	30	1993	47	5,122
UGR	400	45	1993	180	19,616
UST	36	45	1993	16	1,744
TOTALS	2,097			1,748	190,492

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	1243	WD DECK F	0	100	10	8			8.00	100	1980
3	0940	SHEDS/PORT	0	100	12	8			30.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	



2634 GREGOR MCGREGOR BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	190,492		
TOTAL MARKET OB/XF VALUE	704		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	541,196		
SOH/AGL Deduction	89,792		
ASSESSED VALUE	451,404		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	399,993		
TOTAL JUST VALUE	541,196		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	589,701		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122317	REROOF W/30YR SHN	8,000	11/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1834	10/04/2023	WD	Q	I	01	550,000
GRANTOR: HENNESSY FAMILY TRUST						
GRANTEE: BARRY BRIAN						
2159/0675	11/22/2017	WD	Q	I	02	295,000
GRANTOR: WILSON LESLIE H & DOR						
GRANTEE: HENNESSY FAMILY TRU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W20 UST=[YR=1993] N9W4 BAS=[YR=1993] W8N10W12S10W25 S29 E23 FOP=[YR=1993] S6E26N6W26\$ E26N20W4N9 \$ S9E4\$ S20E20N20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	350,000.00	350,000.00	350,000								