

LEPIERRE PROPS OF AMELIA LLC
2618 MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

00-00-31-1800-0171-0300

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

15

CONC BLOCK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

Frame

03

MASONRY 100

Stories

1.

1. 100

Units

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1009.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,025

100

1,025

77,464

FGR

300

55

165

12,470

FOP

12

30

4

302

TOTALS

1,337

1,194

90,236

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

1

0810

CONCRETE A

0 0

13 3

39.00 SF

6.50

6.50

100

1981

1981

3

38

96

2

0810

CONCRETE A

0 0

45 9

405.00 SF

6.50

6.50

100

1981

1981

3

38

1,000

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

SFR

0 0006

R-2

75.00

100.00

75.00

FF

1.00

1.00

0.85

2,000.00

1,700.00

127,500

REVIEW DATE

05/17/2019

BY

DJA

Total Acres:

0.00

Total Land Value:

127,500

Market:

0

Agricultural:

0

Common:

127,500

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,194

99.6930

89.97

107,424

1981

1990

0

0

16.00

84.00

1 SINGLE FAM - 0% - 0

Heated Area: 1025

HX Base Yr

25

41

12

25

17

24

12

3

4

3

BAS 1993

FGR 1993

FOP 2008

BLD DATE

XF DATE

INC DATE

03/27/2014

KK

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2253/0115

2/04/2019

WD U

I

37

40,000

GRANTOR: NIXON WANDA

GRANTEE: LEPIERRE PROPERTIES

0613/0477

12/03/1990

WD Q

I

46,000

GRANTOR: MCCLELLAN JOHN & T L

GRANTEE: NIXON WANDA

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W41 S25 E24 FOP=[YR=2008]
S3E4N3W4\$ E17N25\$ S25E12N25\$.