BLOCK 171 LOTS 30 31 32
CITY OF FDNA BEACH

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

2024

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

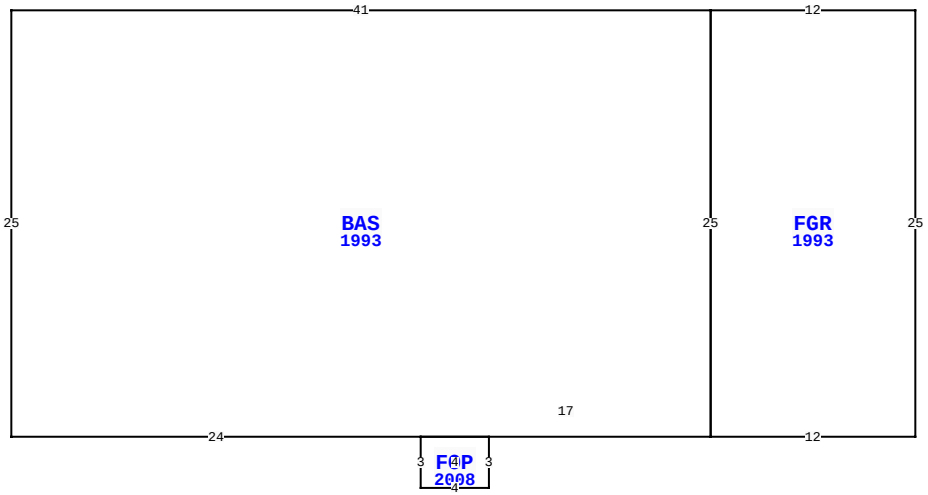
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	81,060
FGR	300	55	165	13,049
FOP	12	30	4	316
TOTALS	1,337		1,194	94,425

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	94.71	113,084	1981	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 1025 HX Base Yr



914 JASMINE ST, FERNANDINA BEACH

BLD DATE	03/27/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,425
TOTAL MARKET OB/XF VALUE	1,010
TOTAL LAND VALUE - MARKET	140,250
TOTAL MARKET VALUE	235,685
SOH/AGL Deduction	42,996
ASSESSED VALUE	192,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,689
TOTAL JUST VALUE	235,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081155	ELEC OTHER	2,400	07/15/2008
20051677	REPAIR/RRF	9,000	04/26/2005

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$.

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
1	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	1981	1981	3	35	89	
2	0810	CONCRETE A	0	0	45	9	405.00	SF	6.50	6.50	100	1981	1981	3	35	921	

LAND DESCRIPTION

TOTAL OB/XF 1,010

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	SFR	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,200.00	1,870.00	140,250							

REVIEW DATE 05/17/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,250 Market: 0 Agricultural: 0 Common: 140,250 PRINTED 08/06/2024 BY SYS