

ALL OF LOT 24  
IN OR 1892/86  
EGANS LANDING PB 5/387-387B

LEPORE WILLIAM & LINDA LIVING TRUST/LEPORE WILLIAM  
2685 ROBERT OLIVER AVENUE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0024-0010



| BUILDING CHARACTERISTICS |                  |                  | CONSTRUCTION |              |                      |
|--------------------------|------------------|------------------|--------------|--------------|----------------------|
| Exterior Wall            | 16               | WD FR STUC       | 100          |              |                      |
| Roof Structur            | 03               | GABLE/HIP        | 100          |              |                      |
| Roof Cover               | 03               | COMP SHNGL       | 100          |              |                      |
| Interior Wall            | 05               | DRYWALL          | 100          |              |                      |
| Interior Floo            | 11               | CLAY TILE        | 60           |              |                      |
| Interior Floo            | 14               | CARPET           | 40           |              |                      |
| Air Condition            | 03               | CENTRAL          | 100          |              |                      |
| Heating Type             | 04               | AIR DUCTED       | 100          |              |                      |
| Bedrooms                 |                  | 3                | 100          |              |                      |
| Bathrooms                |                  | 2.5              | 100          |              |                      |
| Frame                    | 02               | WOOD FRAME       | 100          |              |                      |
| Stories                  | 2.               | 2.               | 100          |              |                      |
| Units                    |                  | 0                | 100          |              |                      |
| Occupancy                | 00               | NONE             | 100          |              |                      |
|                          |                  |                  |              |              |                      |
|                          |                  |                  |              |              |                      |
|                          |                  |                  |              |              |                      |
| Quality                  | 06               | Quality Level 06 |              |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |              |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 01           |                      |
| NEIGHBORHOOD/LOC 1076.00 |                  |                  |              |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,295            | 100              | 1999         | 1,295        | 198,569              |
| FGR                      | 453              | 55               | 1999         | 249          | 38,181               |
| FOP                      | 42               | 30               | 1999         | 13           | 1,993                |
| FSP                      | 120              | 40               | 1999         | 48           | 7,361                |
| FUS                      | 631              | 100              | 1999         | 631          | 96,754               |
| PTO                      | 12               | 5                | 1999         | 1            | 153                  |
| TOTALS                   | 2,553            |                  |              | 2,237        | 343,010              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0900               | 01  | 2,237     | 132.7606    | 175.24         | 392,012        | 1999 | 1999 | 0    | 0    | 0 | 12.50 | 87.50  |

1 SNGL FAM - 100% - 2000

Heated Area: 1926

HX Base Yr 2000

4

3

PTO

14

199

8

10

10

12

15

2.9

5

2.9

13

2

2

8

2

2

7

6

FOP

1999

28

25

18

3

3

13

19

21

BAS

1999

FGR

1999

5

6

3

5

4

22

2

9

2

2

12

22

13

9

FUS

1999

|          |           |            |    |
|----------|-----------|------------|----|
| BLD DATE | LGL DATE  | 04/30/2025 | ML |
| XF DATE  | LAND DATE |            |    |