BLOCK B LOT 5
PIRATES COVE 1 PB 4/6

LEPIERRE ELFRIEDE L/E/
2618 MCGREGOR BV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1640-000B-0050

BUILDING CHARACTERISTICS

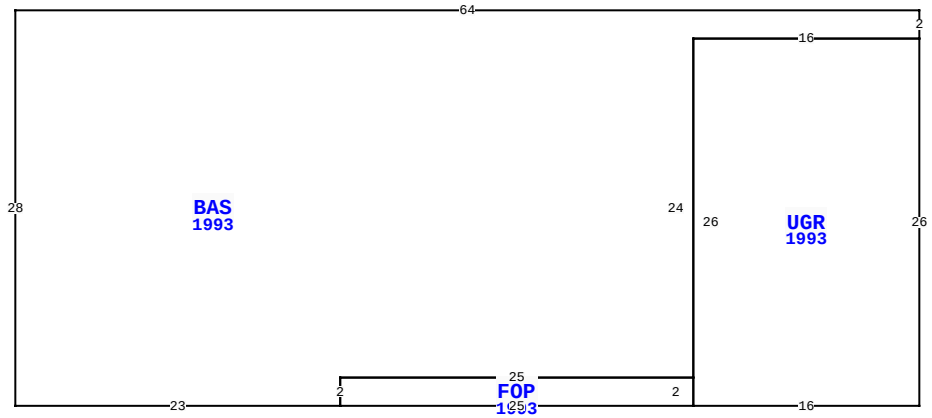
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,326	100	1993	1,326	121,554
FOP	50	30	1993	15	1,375
UGR	416	45	1993	187	17,142
TOTALS	1,792			1,528	140,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	118.1000	118.10	180,457	1971	1980	0	0	0	22.38	77.62

1 SINGLE FAM – 100% - 0 Heated Area: 1326 HX Base Yr



2618 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 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		140,071
TOTAL MARKET OB/XF VALUE		2,802
TOTAL LAND VALUE - MARKET		405,000
TOTAL MARKET VALUE		547,873
SOH/AGL Deduction		434,195
ASSESSED VALUE		113,678
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		57,956
TOTAL JUST VALUE		547,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120380	DRIVEWAY ON SIDE	0	03/02/2012
2001892	REPAIR/RRF	0	01/06/2000
983463	H/AC	0	04/01/1998
983458	CHNGE SRVC	0	03/31/1998
7996	REMODEL	3,800	11/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0629	10/01/2020	LE	U	I	11	100
GRANTOR: LEPIERRE ELFRIEDE						
GRANTEE: LEPIERRE GARY D						
0129/0535	1/01/1972	TA	Q	I		26,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S28 E23 FOP=[YR=1993] E25 UGR=[YR=1993] E16 N26 W16S26$ N2 W25 S2$ N2 E25 N24 E16 N2$.

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	100	0	0	300.00	SF	6.50	6.50	100	1971	1971	3	21	410	
2	0810	CONCRETE A	0	100	10	0	400.00	SF	6.50	6.50	100	2012	2012	3	92	2,392	

LAND DESCRIPTION

TOTAL OB/XF 2,802

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS