PT OF SUB LOT 30
IN OR 2713/1436
E O FRIEND SUB DB Z/165

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

2026

00-00-30-034A-0030-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4001	V IN W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	268,000
TOTAL MARKET VALUE	270,700
SOH/AGL Deduction	0
ASSESSED VALUE	270,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,700
TOTAL JUST VALUE	270,700
NCON VALUE	2,700
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1436	5/23/2024	PR	U	V	19	354,000

GRANTOR: WATSON DEBORAH O AS P

GRANTEE: LEPIERRE PROPERTIES

BUILDING NOTES

BUILDING DIMENSIONS

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	0443	STK FNC 6'	0	0	0	0	270.00	LF	10.00	10.00	100	2026	2025		100	2,700	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	004001	C	V IND/XFOB	0		IW	125.00	268.00	33,500.00	SF		1.00	1.00	1.00	8.00	8.00	268,000							

REVIEW DATE 12/11/2024 BY KW Total Acres: 0.77 Total Land Value: 268,000 Market: 0 Agricultural: 0 Common: 268,000 PRINTED 07/09/2026 BY SYS