LOT 8
EGANS LANDING PB 5/387-387B

CATLEDGE EDWARD SR & JO ANNE
2915 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	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	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

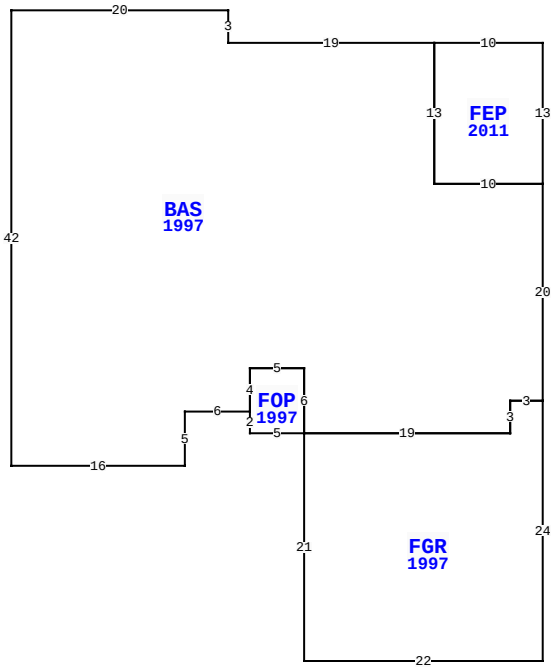
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,691	100	1,691	219,798
FEP	130	80	104	13,518
FGR	471	55	259	33,665
FOP	30	30	9	1,170
TOTALS	2,322		2,063	268,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,063	125.0970	148.55	306,459	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2023 Heated Area: 1691 HX Base Yr 2023



2915 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,152
TOTAL MARKET OB/XF VALUE		6,081
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		454,233
SOH/AGL Deduction		244,150
ASSESSED VALUE		210,083
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		155,083
TOTAL JUST VALUE		454,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969963	NEW CONSTR	93,432	08/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1509	6/03/2022	WD	Q	I	01	600,000
GRANTOR: NIPPER SARA MARIE FOR						
GRANTEE: CATLEDGE EDWARD V P						
2567/0844	6/02/2022	FJ	U	I	11	0
GRANTOR: FORD KENNETH L EST						
GRANTEE: FORD DAVID E & EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W10 BAS=[YR=1997] W19 N3 W20 S42 E16 N5 E6
FOP=[YR=1997] S2 E5 FGR=[YR=1997] S21 E22 N24 W3 S3 W19$ N6
W5 S4$ N4 E5 S6 E19 N3 E3 N20 W10 N13$ S13 E10 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,082.00	SF	4.00	4.00	100	1997	1997	3	75	3,246	

LAND DESCRIPTION

TOTAL OB/XF 6,081

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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS