LOT 17
EGANS LANDING PB 5/387-387B

MAGUIRE THOMAS C & JANET C L/E/
2801 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0017-0000

BUILDING CHARACTERISTICS

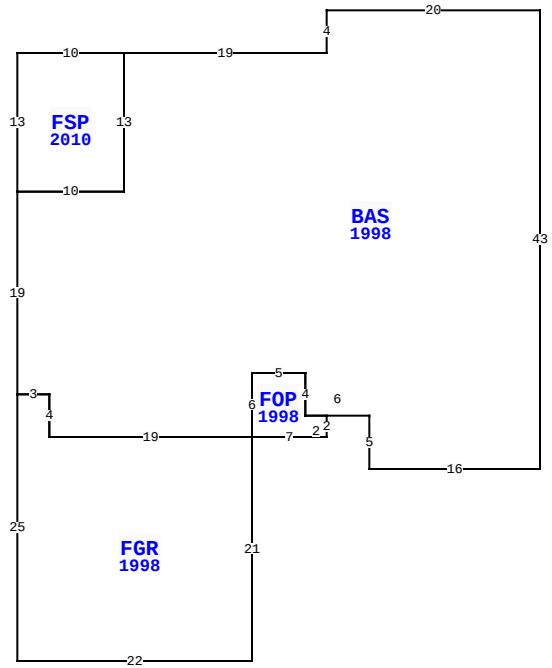
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,708	100	1,708	225,770
FGR	474	55	261	34,500
FOP	34	30	10	1,322
FSP	130	40	52	6,874
TOTALS	2,346		2,031	268,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	125.7732	149.36	303,350	1998	1998	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2016 Heated Area: 1708 HX Base Yr 2016



2801 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		268,465
TOTAL MARKET OB/XF VALUE		19,995
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		468,460
SOH/AGL Deduction		171,738
ASSESSED VALUE		296,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,722
TOTAL JUST VALUE		468,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121576	FENCE	0	08/06/2012
20101122	OTHER	1,000	07/09/2010
20010400	OTHER	2,000	03/08/2001
B9726	NEW CONSTR	93,432	08/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2591/1086	9/13/2022	LE	U	I	11	100
GRANTOR: MAGUIRE THOMAS C & JA						
GRANTEE: MAGUIRE ERIN LEIGH						
1562/1855	4/24/2008	WD	Q	I		365,000
GRANTOR: RADABAUGH MARK S & CI						
GRANTEE: MAGUIRE THOMAS C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 S4 W19 FSP=[YR=2010] W10 S13 E10 N13 $ S13 W10 S19 FGR=[YR=1998] S25 E22 N21 W19 N4 W3 $ E3 S4 E19 FOP=[YR=1998] E7 N2 W2 N4 W5 S6$ N6 E5 S4 E6 S5 E16 N43 $.

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	1998	1998	3	83	2,905	
2	0855	CONC PAVER	0	100	0	0	993.00	SF	10.00	10.00	100	2018	2018	3	98	9,731	
3	1242	WD DECK A	0	100	0	0	213.00	SF	10.00	10.00	100	2018	2018	3	86	1,832	
4	0855	CONC PAVER	0	100	0	0	752.00	SF	7.50	7.50	100	2018	2018	3	98	5,527	

LAND DESCRIPTION

TOTAL OB/XF 19,995

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 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS