LOT 21
EGANS LANDING PB 5/387-387B

BEHAN NOEL J & BERNADETTE T
5 WEST CHIPMUNK TRAIL
JIM THORPE, PA 18229

2023

00-00-30-021L-0021-0000

BUILDING CHARACTERISTICS

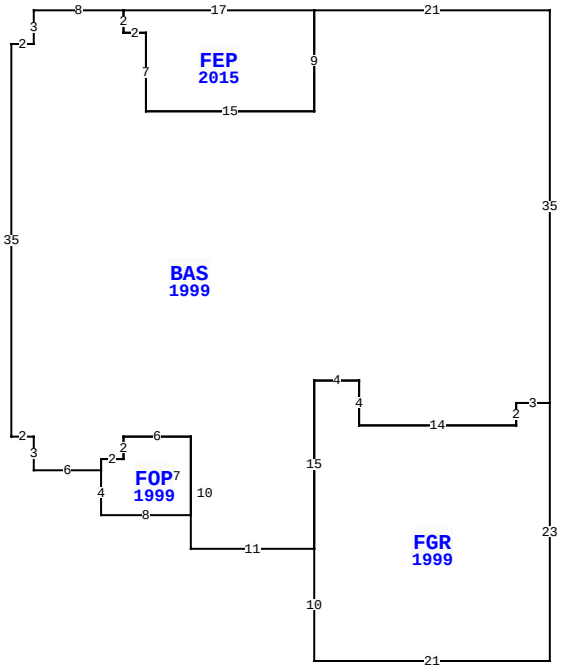
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,768	100	1,768	233,700
FEP	139	80	111	14,672
FGR	463	55	255	33,707
FOP	52	30	16	2,115
TOTALS	2,422		2,150	284,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,150	125.7732	149.36	321,124	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 0 Heated Area: 1768 HX Base Yr



2735 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		284,195
TOTAL MARKET OB/XF VALUE		6,375
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		470,570
SOH/AGL Deduction		161,585
ASSESSED VALUE		308,985
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,985
TOTAL JUST VALUE		470,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984142	NEW CONSTR	96,108	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0157	3/13/2023	WD	Q	I	01	645,000
GRANTOR: ROGERS DOUGLAS & SHAN						
GRANTEE: BEHAN NOWEL J & BER						
2120/0142	5/11/2017	WD	Q	I	01	359,000
GRANTOR: COLE LEON R & NANCY C						
GRANTEE: ROGERS DOUGLAS & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 FEP=[YR=2015] W17 S2 E2 S7 E15 N9 $ S9 W15 N7 W2 N2 W8 S3 W2 S35 E2 S3 E6 FOP=[YR=1999] S4 E8 N7 W6 S2 W2 S1 $ N1 E2 N2 E6 S10 E11 FGR=[YR=1999] S10 E21 N23 W3 S2 W14 N4 W4 S15 $ N15 E4 S4 E14 N2 E3 N35 $.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	573.00	SF	6.50	6.50	100	1999	1999	3	79	2,942	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1999	1999	3	79	493	

LAND DESCRIPTION

TOTAL OB/XF 6,375

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