LOT 25
IN OR 2089/1005
EGANS LANDING PB 5/387-387B

FINKEN DENNIS & MURIEL TRUST/FINKEN DENNIS WILMER
2673 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0025-0000

BUILDING CHARACTERISTICS

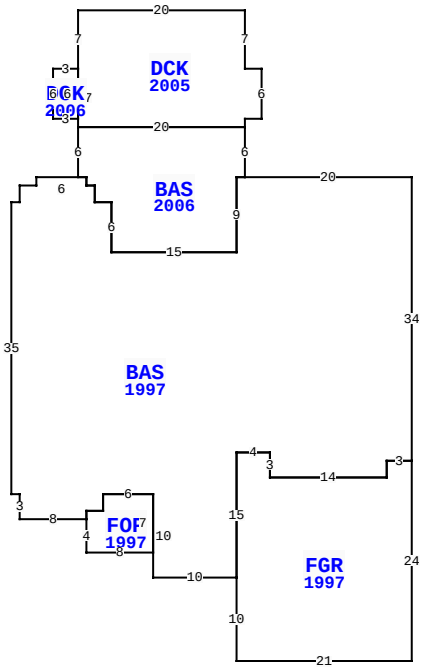
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,745	100	1,745	237,772
BAS	262	100	262	35,700
DCK	292	10	29	3,952
DCK	18	10	2	272
FGR	480	55	264	35,972
FOP	52	30	16	2,181
TOTALS	2,849		2,318	315,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	128.9288	153.10	354,886	1997	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 2007 HX Base Yr 2021



2673 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		315,849
TOTAL MARKET OB/XF VALUE		5,515
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		501,364
SOH/AGL Deduction		99,965
ASSESSED VALUE		401,399
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		351,399
TOTAL JUST VALUE		501,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061951	REMODEL	400	08/22/2006
20061641	ADDITION	15,000	07/12/2006
20051437	REMODEL	22,000	03/21/2005
B9710362	NEW CONSTR	83,108	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/753	5/02/2023	WD	U	I	11	100
GRANTOR: FINKEN DENNIS W & MUR						
GRANTEE: FINKEN DENNIS & MUR						
2089/1005	12/16/2016	WD	Q	I	01	380,000
GRANTOR: SUTTLES DAVE W & BETT						
GRANTEE: FINKEN DENNIS W & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 BAS=[YR=2006] N6 DCK=[YR=2005] N1 E2 N6 W2 N7 W20S7 DCK=[YR=2006] W3 S6 E3 N6$ S7 E20 $ W20 S6 E1 S1 E1 S2 E2 S6 E15 N9 E1 $ W1 S9 W15 N6 W2 N2 W1 N1 W6 S1 W2 S2 W1 S35 E1 S3 E8 FOP=[YR=1997] S4 E8 N7 W6 S2 W2 S1 $ N1 E2 N2 E6 S10 E10 FGR=[YR=1997] S10 E21 N24 W3 S2 W14 N3 W4 S15 $ N15 E4 S3 E14 N2 E3 N34 $.

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	0811	CONCRETE B	0	100	0	0	571.00	SF	5.20	5.20	100	1997	1997	3	75	2,227	
3	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1997	1997	3	75	453	

LAND DESCRIPTION

TOTAL OB/XF 5,515

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 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS