

BOTTORFF JERRY L & KAREN S
2515 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0900 01 2,148 126.1113 149.76 321,684 1998 1998 0 0 12.00 88.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 1999 Heated Area: 1812 HX Base Yr 1999										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 283,082									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 7,859									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 180,000									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 470,941									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 233,948									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 236,993									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 186,993									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 470,941									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 440,192									
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20042218 REMODEL 6,000 11/29/2004									
MAP NUM MKT AREA 01																				B983983 NEW CONSTR 96,108 07/10/1998									
NEIGHBORHOOD/LOC 1076.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,812 100 1,812 238,801																													
FGR 466 55 256 33,738																													
FOP 52 30 16 2,108																													
FSP 139 40 56 7,381																													
PTO 168 5 8 1,054																													
TOTALS 2,637 2,148 283,082																													
EXTRA FEATURES										2515 ROBERT OLIVER AVE, FERNANDINA BEACH																			
L N 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 0810 CONCRETE A 0 100 0 0 562.00 SF 6.50 6.50 100 1998 1998 3 77 2,813																													
3 0810 CONCRETE A 0 100 31 3 93.00 SF 6.50 6.50 100 1998 1998 3 77 465																													
4 0810 CONCRETE A 0 100 0 0 100.00 SF 6.50 6.50 100 1998 1998 3 77 501																													
5 0825 BRICK 0 100 0 0 74.00 SF 12.50 12.50 100 2002 2002 3 95 879																													
6 1242 WD DECK A 0 100 0 0 141.00 SF 10.00 10.00 100 2002 2002 3 21 296																													
LAND DESCRIPTION										TOTAL OB/XF 7,859																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									