

LOT 42
IN OR 1129/1551
EGANS LANDING PB 5/387-387B

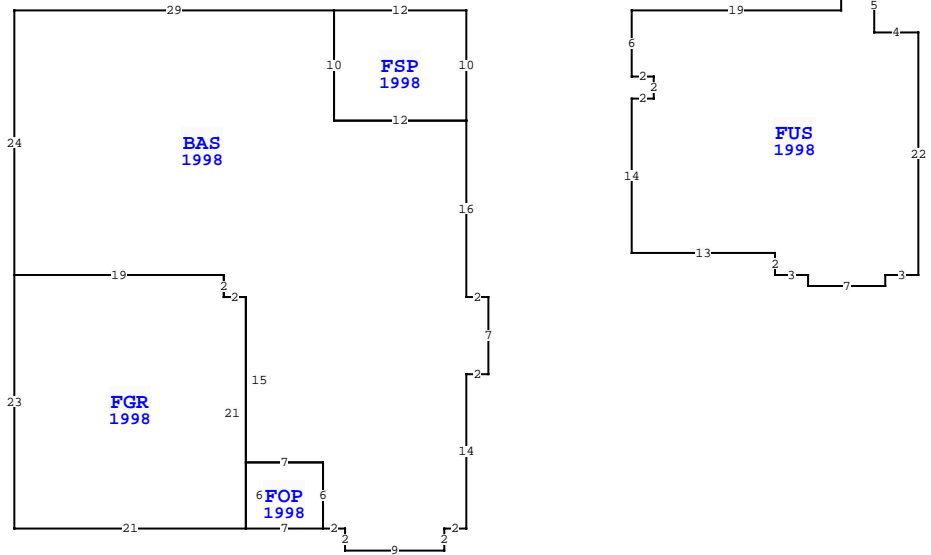
BRODIE PAUL M
3024 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0042-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	1,318	100	1,318
FGR	479	55	263
FOP	42	30	13
FSP	120	40	48
FUS	602	100	602
TOTALS	2,561		2,244

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2005								
					Heated Area: 1920			HX Base Yr 2005			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			297,570
TOTAL MARKET OB/XF VALUE			7,119
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			484,689
SOH/AGL Deduction			230,129
ASSESSED VALUE			254,560
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			204,560
TOTAL JUST VALUE			484,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			452,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983828	NEW CONSTR	103,524	06/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/1551	4/15/2003	WD	U	I	07	100
GRANTOR: NORRIS RONALD LEE						
GRANTEE: BRODIE PAUL M						
1107/1011	1/15/2003	WD	Q	I		250,000
GRANTOR: NORRIS RONALD LEE						
GRANTEE: BRODIE PAUL W						

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	805.00	SF	6.50	6.50	100	1998	1998	3	77	4,029	
3	0810	CONCRETE A	0	100	0	37.00	SF	6.50	6.50	100	1998	1998	3	77	185	

3024 ROBERT OLIVER AVE, FERNANDINA BEACH

BUILDING NOTES									

BUILDING DIMENSIONS
FSP=[YR=1998] W12 BAS=[YR=1998] W29 S24 FGR=[YR=1998] S23 E21
FOP=[YR=1998] E7 N6 W7 S6 \$ N21 W2 N2 W19 \$ E19 S2 E2 S15 E7
S6 E2 S2 E9 N2 E2 N14 E2 N7 W2 N16 W12 N10 \$ S10 E12 N10 \$
PTR= E15 FUS=[YR=1998] E19 N3 E3 S5 E4 S22 W3 S1 W7 N1 W3 N2
W13 N14 E2 N2 W2 N6 \$ W15 \$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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							