LOT 55
IN OR 1865/953
EGANS LANDING PB 5/387-387B

AHLERS DAVID & JANICE
2615 ROBERT OLIVER CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0055-0000

BUILDING CHARACTERISTICS

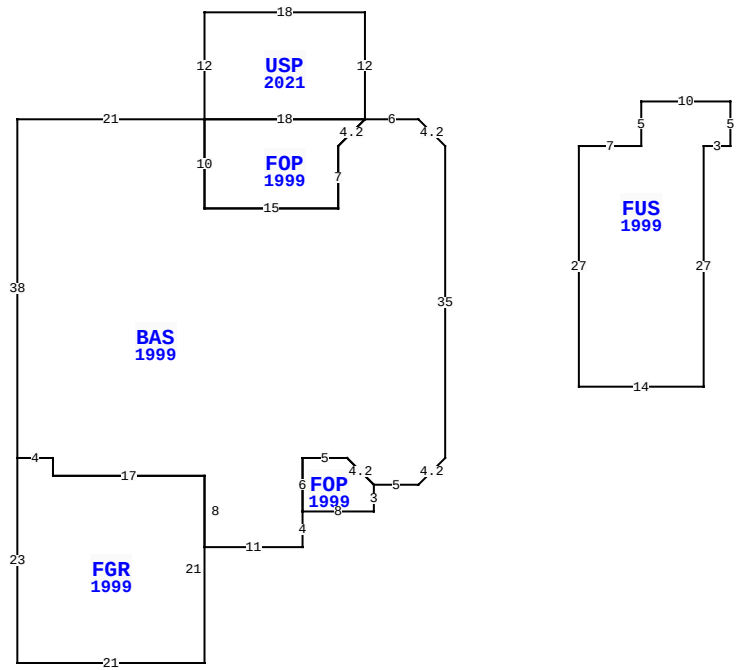
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	243,597
FGR	449	55	247	32,825
FOP	44	30	13	1,727
FOP	155	30	46	6,113
FUS	428	100	428	56,879
USP	216	30	65	8,638
TOTALS	3,125		2,632	349,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,632	125.7456	149.32	393,010	1999	1999	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2015 Heated Area: 2261 HX Base Yr 2015



2615 ROBERT OLIVER CT, 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		349,779
TOTAL MARKET OB/XF VALUE		9,371
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		539,150
SOH/AGL Deduction		197,918
ASSESSED VALUE		341,232
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		291,232
TOTAL JUST VALUE		539,150
NCON VALUE		2,061
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200036	SCRN ROOM	0	01/31/2020
B990563	NEW CONSTR	143,936	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1865/0953	6/20/2013	WD	Q	I	02	325,000
GRANTOR: COOPER JAMES A & JANE						
GRANTEE: AHLERS DAVID & JANI						
1730/0932	3/24/2011	DG	U	I	30	100
GRANTOR: COOPER JAMES A & JANE						
GRANTEE: COOPER JAMES A & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L3 U3 W6 USP=[YR=2021] N12W18 S12
FOP=[YR=1999] S10 E15 N7 R3 U3 W18 $ E18 $ D3 L3 S7 W15
N10 W21 S38 FGR=[YR=1999] S23 E21 N21 W17 N2 W4 $ E4 S2 E17
S8 E11 N4 FOP=[YR=1999] E8 N3 L3 U3 W5 S6$ N6 E5 D3 R3
E5 U3 R3 N35 $ PTR= E15 FUS=[YR=1999] E7 N5 E10 S5 W3 S27
W14 N27 $ W15 $.

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	746.00	SF	6.50	6.50	100	1999	1999	3	79	3,831	
3	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1999	1999	3	79	539	
4	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	100	2021	2021	3	100	2,061	

LAND DESCRIPTION

TOTAL OB/XF 9,371

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