LOT 64 IN OR 851/96
EGANS LANDING PB 5/387-387B

BOWMAN HARRY E & YVONNE Z
2854 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0064-0000

BUILDING CHARACTERISTICS

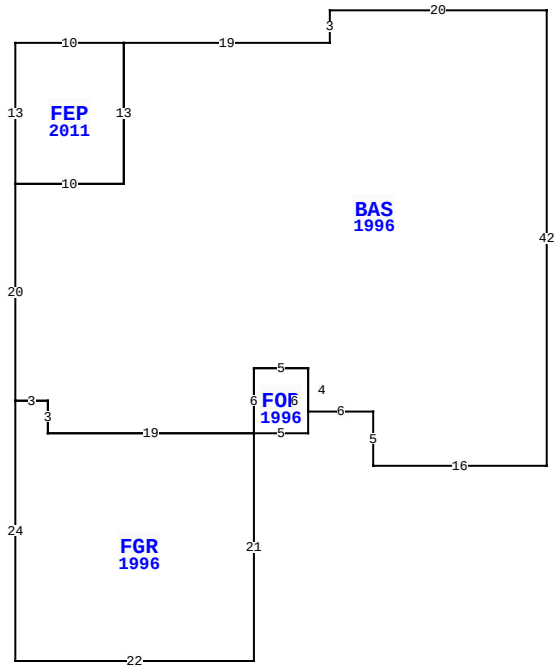
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,691	100	1,691	219,734
FEP	130	80	104	13,514
FGR	471	55	259	33,655
FOP	30	30	9	1,169
TOTALS	2,322		2,063	268,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,063	125.7732	149.36	308,130	1996	1996	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1999 Heated Area: 1691 HX Base Yr 1999



2854 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,073
TOTAL MARKET OB/XF VALUE		6,734
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		454,807
SOH/AGL Deduction		231,148
ASSESSED VALUE		223,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,659
TOTAL JUST VALUE		454,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969837	NEW CONSTR	83,032	05/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0096	10/02/1998	WD	Q	I		165,500
GRANTOR: ARGICOLA WILLIAM L II						
GRANTEE: BOWMAN HARRY E & YV						
0773/0421	10/04/1996	WD	Q	I		146,800
GRANTOR: ALMAND DORIS J						
GRANTEE: AGRICOLA WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S3 W19 FEP=[YR=2011] W10 S13 E10 N13 $ S13 W10 S20 FGR=[YR=1996] S24 E22 N21 W19 N3 W3 $ E3 S3 E19 FOP=[YR=1996] E5 N6 W5 S6 $ N6 E5 S4 E6 S5 E16 N42 $.

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	100	1996	1996	3	73	3,524	
3	0810	CONCRETE A	0	100	0	0	15.00	SF	6.50	6.50	100	1996	1996	3	73	71	
4	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	2005	2005	3	87	339	

LAND DESCRIPTION

TOTAL OB/XF 6,734

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