LOT 69
EGANS LANDING PB 5/387-387B

**BUZZI ROBERT & ALEXIS**
2120 HENDRYX POINT ROAD
EUCHA, OK 74342

**2023**

**00-00-30-021L-0069-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

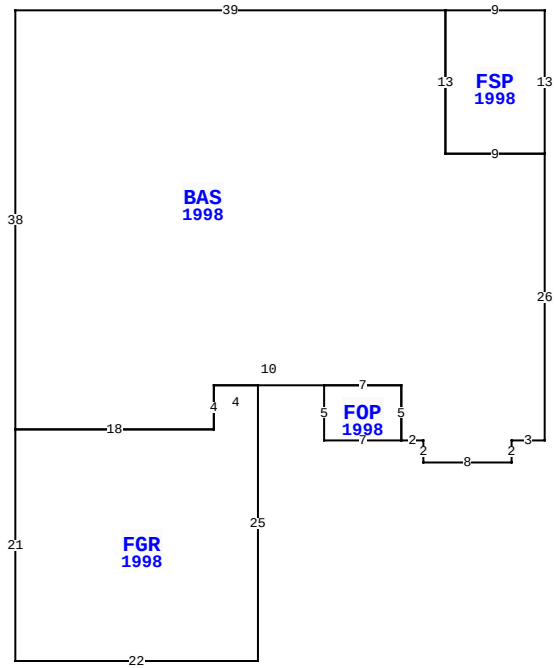
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 1,668 | 100 | 1,668 | 216,682 |
| FGR | 478 | 55 | 263 | 34,165 |
| FOP | 35 | 30 | 10 | 1,299 |
| FSP | 117 | 40 | 47 | 6,105 |
| TOTALS | 2,298 | | 1,988 | 258,253 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,988 | 124.3081 | 147.62 | 293,469 | 1998 | 1998 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 1668 HX Base Yr




2804 ROBERT OLIVER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 258,253 |
| TOTAL MARKET OB/XF VALUE | 9,527 |
| TOTAL LAND VALUE - MARKET | 180,000 |
| TOTAL MARKET VALUE | 447,780 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 447,780 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 447,780 |
| TOTAL JUST VALUE | 447,780 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 418,305 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B972064 | NEW CONSTR | 81,956 | 09/19/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2547/1570 | 3/16/2022 | WD | U | I | 30 | 400,000 |
| GRANTOR: HENSON KATHY J TRUST | | | | | | |
| GRANTEE: BUZZI ROBERT & ALEX | | | | | | |
| 1763/0518 | 11/03/2011 | WD | U | I | 30 | 100 |
| GRANTOR: HENSON KATHY J | | | | | | |
| GRANTEE: HENSON KATHY J TRUS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FSP=[YR=1998] W9 BAS=[YR=1998] W39 S38 FGR=[YR=1998] S21 E22 N25 W4 S4 W18 $ E18 N4 E10 FOP=[YR=1998] S5 E7 N5 W7 $ E7 S5 E2 S2 E8 N2 E3 N26 W9 N13 $ S13 E9 N13 $ .

### 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 83 | 2,905 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,323.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 6,622 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,527

| 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 | 0 | 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