

LOT 70
IN OR 2207/1211
EGANS LANDING PB 5/387-387B

ERICSON MARK & GEORGENE
2796 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0070-0000



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	

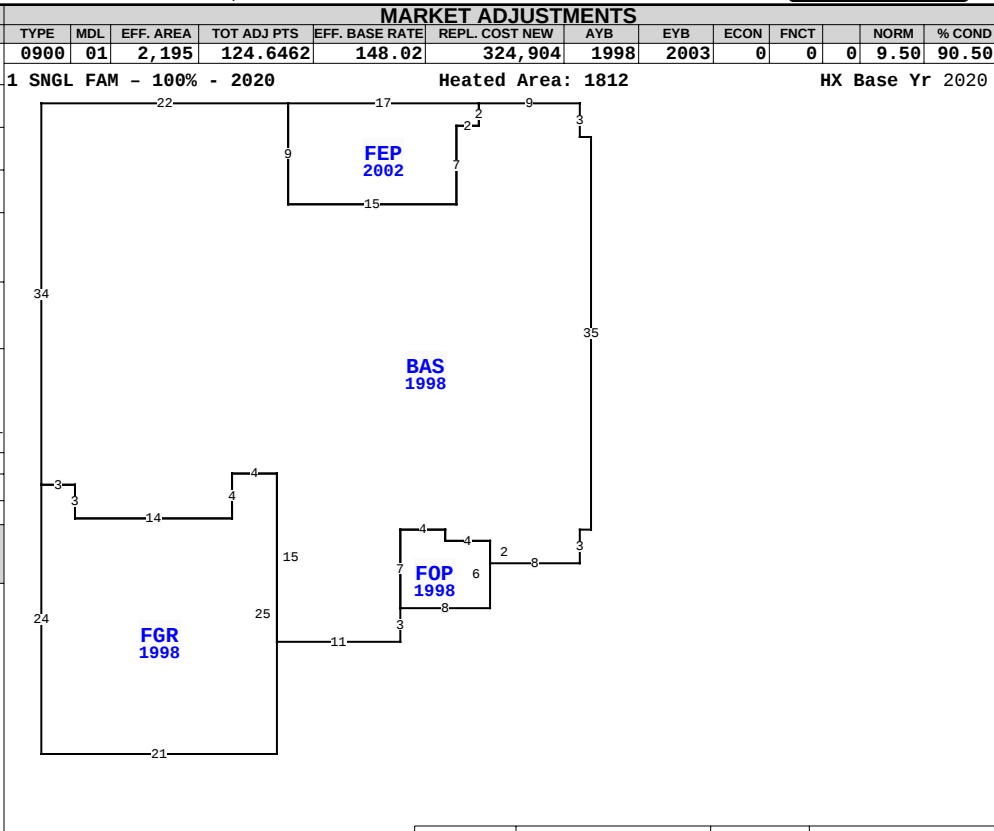
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	242,732
FEP	139	80	111	14,869
FGR	466	55	256	34,293
FOP	52	30	16	2,143

TOTALS	2,469		2,195	294,038
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	726.00	SF	6.50	
3	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	
4	0845	KOOL DECK	0 100	0	0	279.00	SF	7.25	
5	0858	SCULP CONC	0 100	0	0	126.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE 01/18/2022 BY DJX



2796 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
10,240									

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	294,038								
TOTAL MARKET OB/XF VALUE	10,240								
TOTAL LAND VALUE - MARKET	180,000								
TOTAL MARKET VALUE	484,278								
SOH/AGL Deduction	163,998								
ASSESSED VALUE	320,280								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	270,280								
TOTAL JUST VALUE	484,278								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	450,821								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210747	REPAIR/RRF	0	11/01/2021
B021214	ADDITION	7,000	07/16/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2207/1211	6/29/2018	WD	Q	I	02	380,000	
GRANTOR: SOCARRAS JOSE A & ALE							
GRANTEE: ERICSON MARK & GEOR							
1874/0405	8/14/2013	WD	Q	I	02	305,000	
GRANTOR: BAKEWELL RICHARD B &							
GRANTEE: SOCARRAS JOSE A & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W1 N3 W9 FEP=[YR=2002] W17 S9 E15 N7 E2 N2 \$ S2 W2 S7 W15 N9 W22 S34 FGR=[YR=1998] S24 E21 N25 W4 S4 W14 N3 W3 \$ E3 S3 E14 N4 E4 S15 E11 N3 FOP=[YR=1998] E8 N6 W4 N1 W4 S7 \$ N7 E4 S1 E4 S2 E8 N3 E1 N35 \$.									