LOT 73
IN OR 1371/285
EGANS LANDING PB 5/387-387B

D'ALESSIO PATRICIA A TRUSTEE
2736 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0073-0000

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	11	CLAY TILE 100
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

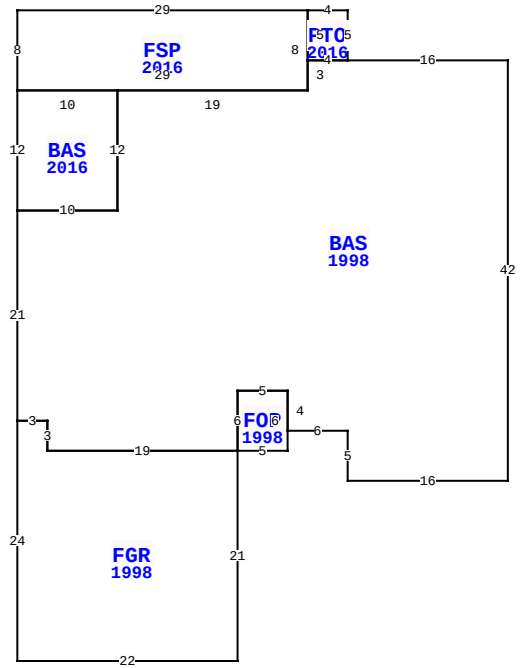
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1,701	242,405
BAS	120	100	120	17,101
FGR	471	55	259	36,909
FOP	30	30	9	1,282
FSP	232	40	93	13,253
PTO	20	5	1	143
TOTALS	2,574		2,183	311,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	136.3670	161.94	353,515	1998	1998	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2016 Heated Area: 1821 HX Base Yr 2016



2736 ROBERT OLIVER AVE, 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		311,093
TOTAL MARKET OB/XF VALUE		9,331
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		500,424
SOH/AGL Deduction		226,440
ASSESSED VALUE		273,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,984
TOTAL JUST VALUE		500,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152071	ADDITION	70,000	09/04/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0285	12/02/2005	WD	U	I	01	100
GRANTOR: D'ALESSIO GREGORY A &						
GRANTEE: D'ALESSIO PATRICIA						
1018/1907	11/09/2001	WD	Q	I		237,500
GRANTOR: COOPER ANITA						
GRANTEE: D'ALESSIO GREGORY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 PTO=[YR=2016] N5W4 FSP=[YR=2016] W29 S8
BAS=[YR=2016] S12 E10 N12 W10$ E29 N8$ S5 E4$ W4 S3 W19 S12
W10 S21 FGR=[YR=1998] S24 E22 N21 FOP=[YR=1998] E5N6 W5 S6 $
W19 N3 W3 $ E3 S3 E19 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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	1,236.00	SF	6.50	6.50	100	1998	1998	3	77	6,186	
3	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1998	1998	3	77	240	

LAND DESCRIPTION

TOTAL OB/XF 9,331

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