

BLOCK A LOT 2
IN OR 1900/1678
EGANS LANDING #2 PB 7/108

BEVERLY MERRI L REV TRUST/BEVERLY WILLIAM H CO-TRU
2478 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-124L-000A-0020



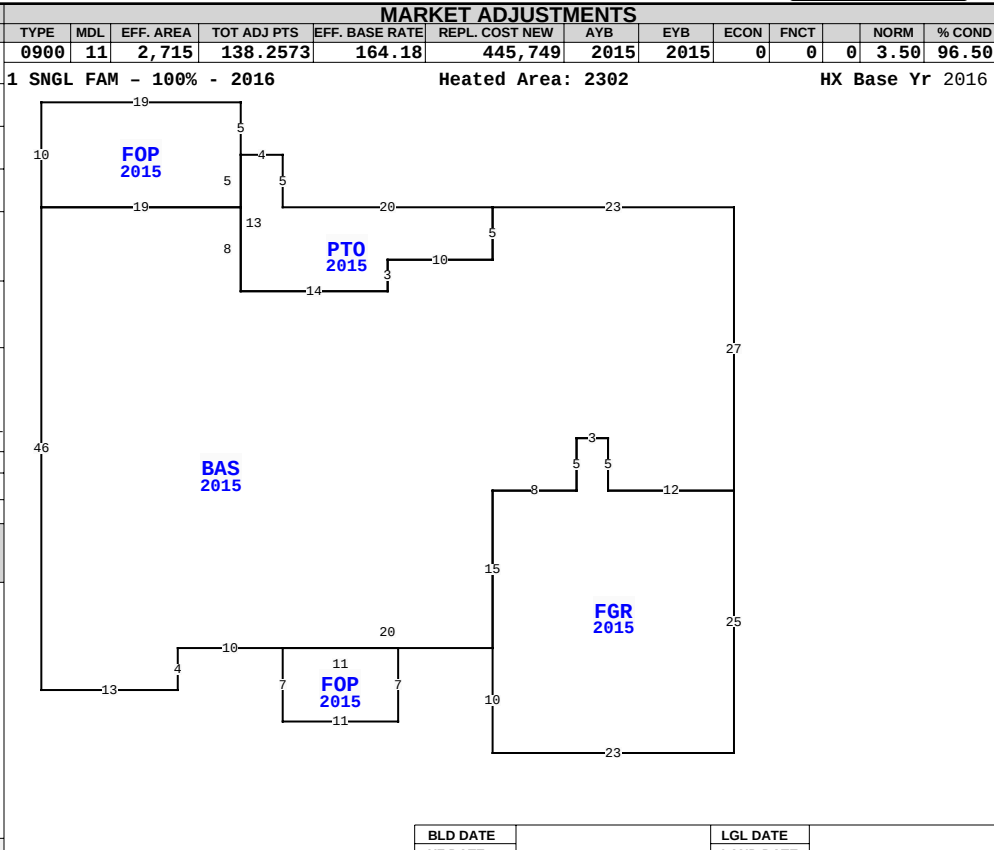
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1106.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,302	100	2,302	364,714
FGR	590	55	324	51,332
FOP	77	30	23	3,644
FOP	190	30	57	9,030
PTO	182	5	9	1,426
TOTALS	3,341		2,715	430,148

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	236.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,942.00	SF	4.00	4.00	
3	0855	CONC PAVER	0	100	0	0	731.00	SF	7.00	7.00	
4	0920	CWALL-WD/M	0	100	0	0	120.00	LF	390.00	390.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT	



2478 ROBERT OLIVER AVE, FERNANDINA BEACH											
TOTAL OB/XF 48,474											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						430,148					
TOTAL MARKET OB/XF VALUE						48,474					
TOTAL LAND VALUE - MARKET						180,000					
TOTAL MARKET VALUE						658,622					
SOH/AGL Deduction						258,777					
ASSESSED VALUE						399,845					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						349,845					
TOTAL JUST VALUE						658,622					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						600,109					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141076	CO ISSUED	0	03/31/2015
20141213	NEW CONSTR	0	06/06/2014
20141076	NEW CONSTR	257,527	05/23/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1900/1678	1/31/2014	WD	Q	V	02	119,900	
GRANTOR: SURF HOME BUILDERS							
GRANTEE: BEVERLY WILLIAM H J							
1838/1163	1/31/2013	WD	Q	V	05	287,500	
GRANTOR: TRI-STAR PARTNERSHIP							
GRANTEE: SURF HOME BUILDERS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W23 PTO=[YR=2015] W20 N5 W4 FOP=[YR=2015] N5 W19 S10 E19 N5\$ S13 E14 N3 E10 N5\$ S5 W10 S3 W14 N8 W19 S46 E13 N4 E10 FOP=[YR=2015] S7 E11 N7 W11\$ E20 FGR=[YR=2015] S10 E23 N25 W12 N5 W3 S5 W8 S15\$ N15 E8 N5 E3 S5 E12 N27\$.											