

EVANS RITA L REV LIV TRUST/EVANS RITA L TRUSTEE
228 CLAREMORE DRIVE
WOODSTOCK, GA 30188

00-00-30-021L-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100							0900	01	1,985	123.5192	154.40	306,484	1998	1998	0	0	0	12.00	88.00	VALUATION BY STANDARD																
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 0% - 0										Heated Area: 1646										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										269,706									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										8,679									
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET										250,000									
Interior Floo		13	LVT/LAMNT 30																	TOTAL MARKET VALUE										528,385									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										37,152									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										491,233									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										0									
Bathrooms			2 100																	BASE TAXABLE VALUE										491,233									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										528,385									
Stories		1.	1. 100																	NCON VALUE										0									
Units			0 100							INCOME VALUE																													
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										446,575																			
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	1,646	100	1,646	223,645																																			
FGR	506	55	278	37,772																																			
FOP	35	30	10	1,359																																			
FSP	117	40	47	6,386																																			
PTO	72	5	4	544																																			
TOTALS		2,376		1,985	269,706																																		
EXTRA FEATURES										2995 ROBERT OLIVER AVE, FERNANDINA BEACH FL 32034										BLD DATE				LGL DATE		03/13/2024		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N	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	81	2,835																							
2	0810	CONCRETE A	0	0	0	0	1,147.00	SF	6.50	6.50	100	1998	1998	3	75	5,592																							
3	0911	SCRN RM A	0	0	9	8	72.00	SF	17.50	17.50	100	1998	1998	3	20	252																							
LAND DESCRIPTION										TOTAL OB/XF										8,679																			
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																			