LOT 14
IN OR 1849/59
EGANS LANDING PB 5/387-387B

HICKMAN STEPHEN M & NANCY R
2825 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0014-0000

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 70
Interior Floo	11	CLAY TILE 30
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

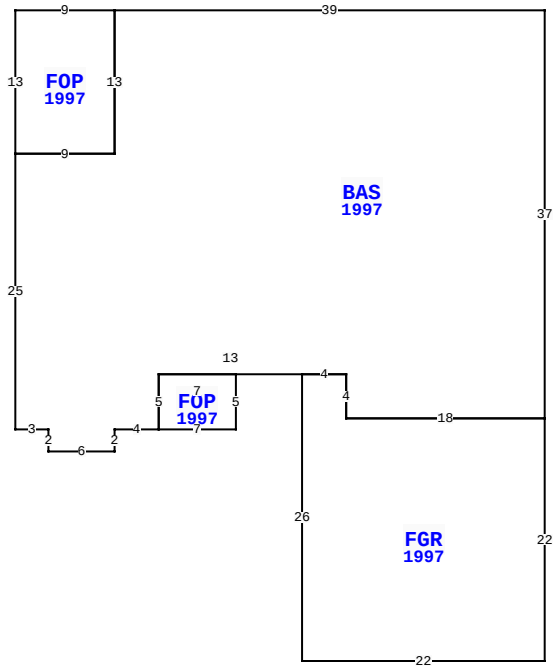
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1,616	223,612
FGR	500	55	275	38,053
FOP	35	30	10	1,384
FOP	117	30	35	4,843
TOTALS	2,268		1,936	267,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,936	127.2383	159.05	307,921	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2001 Heated Area: 1616 HX Base Yr 2001



2825 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		267,891
TOTAL MARKET OB/XF VALUE		5,799
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		523,690
SOH/AGL Deduction		284,467
ASSESSED VALUE		239,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,223
TOTAL JUST VALUE		523,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9701381	NEW CONSTR	80,668	03/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1849/0059	4/01/2013	WD	U	I	30	100
GRANTOR: HICKMAN STEPHEN M & N						
GRANTEE: HICKMAN STEPHEN M &						
1128/1256	4/09/2003	WD	U	I	01	100
GRANTOR: HICKMAN STEPHEN M & N						
GRANTEE: HICKMAN STEPHEN & N						

BUILDING NOTES

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	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,027.00	SF	4.00	4.00	100	1997	1997	3	73	2,999	

BUILDING DIMENSIONS

BAS=[YR=1997] W39 FOP=[YR=1997] W9 S13 E9 N13$ S13 W9 S25 E3 S2 E6 N2 E4 FOP=[YR=1997] E7 N5 W7 S5$ N5 E13 FGR=[YR=1997] S26 E22 N22 W18 N4 W4$ E4 S4 E18 N37$.

LAND DESCRIPTION

TOTAL OB/XF 5,799

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	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS