

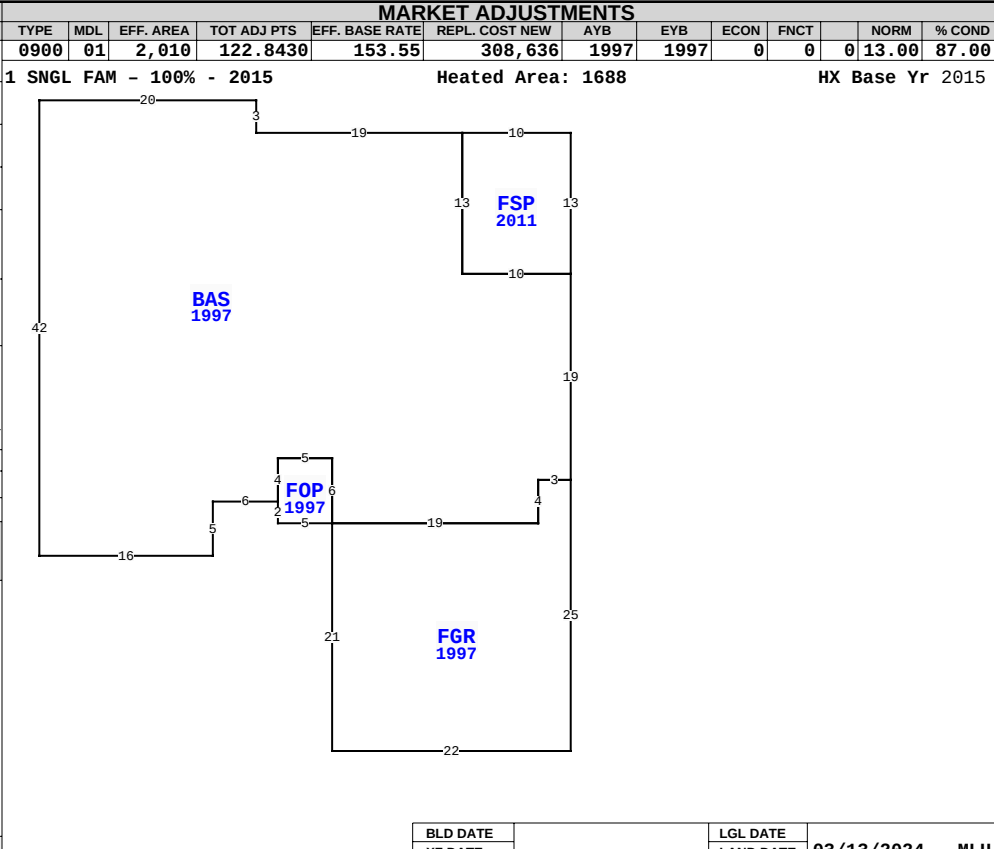


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,688	100	1,688	225,497
FGR	474	55	261	34,867
FOP	30	30	9	1,202
FSP	130	40	52	6,947
TOTALS	2,322		2,010	268,513

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,001.00	SF	4.00	4.00	



2817 ROBERT OLIVER AVE, FERNANDINA BEACH											
BLD DATE			LGL DATE			03/13/2024			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		268,513	
TOTAL MARKET OB/XF VALUE		5,723	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		524,236	
SOH/AGL Deduction		237,454	
ASSESSED VALUE		286,782	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		236,782	
TOTAL JUST VALUE		524,236	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,405	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710363	NEW CONSTR	83,832	03/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1563	8/12/2014	WD	Q	I	01	285,000
GRANTOR: RAK RONALD G & BOTHAI						
GRANTEE: ERNST KENNETH A & L						
0812/1776	11/10/1997	WD	Q	I		156,100
GRANTOR: ALMAND DORIS J						
GRANTEE: RAK RONALD G & BOTH						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2011] W10 BAS=[YR=1997] W19 N3 W20 S42 E16 N5 E6 FOP=[YR=1997] S2 E5 FGR=[YR=1997] S21 E22 N25 W3 S4 W19 \$ N6 W5 S4 \$ N4 E5 S6 E19 N4 E3 N19 W10 N13 \$ S13 E10 N13 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
5,723											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT	1.00