LOT 27 IN OR 851/1707
EGANS LANDING PB 5/387-387B

INBODEN NANCY A TRUSTEE
2635 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-021L-0027-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

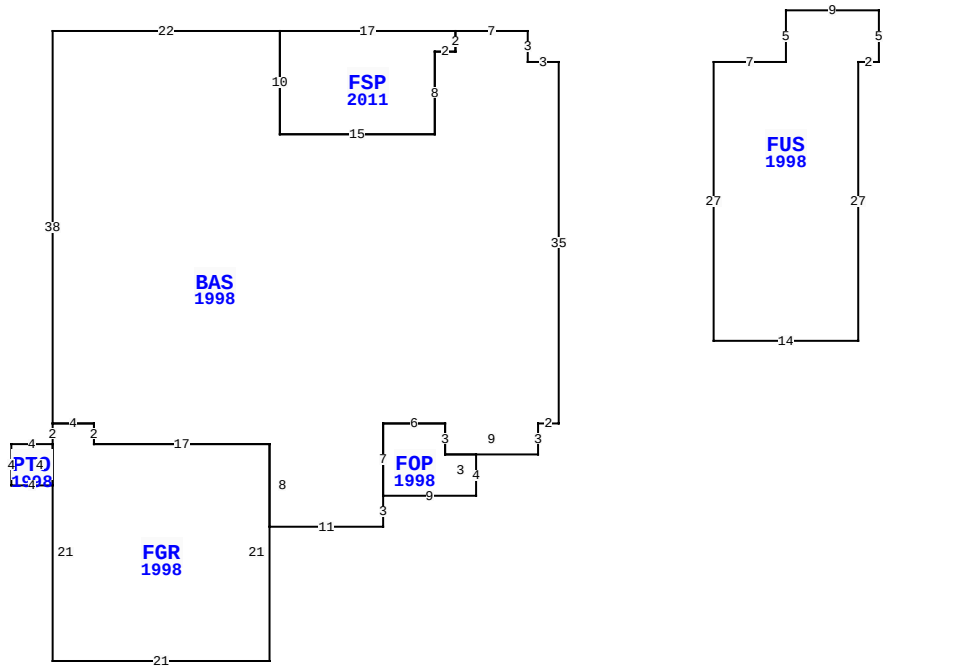
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,870 | 100 | 1,870 | 260,131 |
| FGR | 449 | 55 | 247 | 34,360 |
| FOP | 54 | 30 | 16 | 2,226 |
| FSP | 154 | 40 | 62 | 8,625 |
| FUS | 423 | 100 | 423 | 58,843 |
| PTO | 16 | 5 | 1 | 139 |
| TOTALS | 2,966 | | 2,619 | 364,323 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,619 | 127.1808 | 158.98 | 416,369 | 1998 | 1998 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM – 100% - 1999 Heated Area: 2293 HX Base Yr 1999




2635 ROBERT OLIVER AVE, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 364,323 |
| TOTAL MARKET OB/XF VALUE | | 8,601 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 622,924 |
| SOH/AGL Deduction | | 332,792 |
| ASSESSED VALUE | | 290,132 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 240,132 |
| TOTAL JUST VALUE | | 622,924 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 536,862 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0040051 | REMODEL | 25,000 | 01/13/2004 |
| B983296 | NEW CONSTR | 119,112 | 03/05/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0851/1707 | 10/09/1998 | WD | Q | I | | 184,700 |
| GRANTOR: ALMAND DORIS J | | | | | | |
| GRANTEE: INBODEN NANCY A TRU | | | | | | |
| 0759/1150 | 5/13/1996 | QC | U | V | 07 | 100 |
| GRANTOR: ALMAND AMOS JR | | | | | | |
| GRANTEE: ALMAND DORIS J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1998] W3 N3 W7 FSP=[YR=2011] W17 S10 E15 N8 E2 N2 $ S2 W2 S8 W15 N10 W22 S38 FGR=[YR=1998] S2 PTO=[YR=1998] W4 S4 E4 N4 $ S21 E21 N21 W17 N2 W4 $ E4 S2 E17 S8 E11 N3 FOP=[YR=1998] E9 N4 W3 N3 W6 S7 $ N7 E6 S3 E9 N3 E2 N35 $ PTR= E15 FUS=[YR=1998] E7 N5 E9 S5 W2 S27 W14 N27 $ W15 $ .

### 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 | 81 | 2,835 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 569.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 2,774 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 245.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 1,475 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 252.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 1,517 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,601

| 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