LOT 30 IN OR 794/1603
EGANS LANDING PB 5/387-387B

PETERS WILLIAM A & JUNE P
2587 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-021L-0030-0000**

## BUILDING CHARACTERISTICS

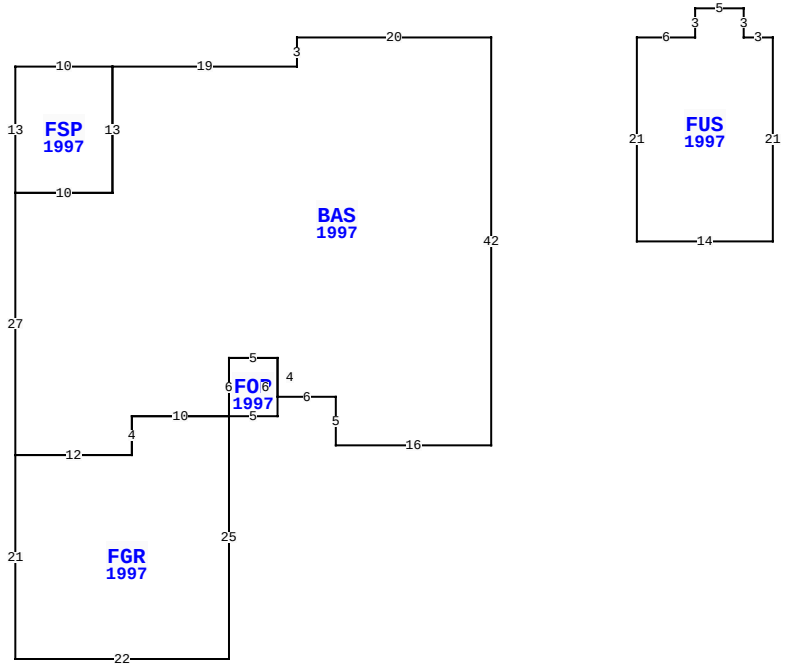
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,748 | 100 | 1,748 | 241,877 |
| FGR | 502 | 55 | 276 | 38,191 |
| FOP | 30 | 30 | 9 | 1,245 |
| FSP | 130 | 40 | 52 | 7,196 |
| FUS | 309 | 100 | 309 | 42,757 |
| TOTALS | 2,719 | | 2,394 | 331,266 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,394 | 127.2383 | 159.05 | 380,766 | 1997 | 1997 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SNGL FAM – 100% - 1998 Heated Area: 2057 HX Base Yr 1998




2587 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 | | 331,266 |
| TOTAL MARKET OB/XF VALUE | | 6,436 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 587,702 |
| SOH/AGL Deduction | | 325,261 |
| ASSESSED VALUE | | 262,441 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 212,441 |
| TOTAL JUST VALUE | | 587,702 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 503,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0794/1603 | 5/29/1997 | WD | Q | I | | 163,400 |
| GRANTOR: ALMAND DORIS J | | | | | | |
| GRANTEE: PETERS WILLIAM A & | | | | | | |
| 0759/1150 | 5/13/1996 | QC | U | V | 07 | 100 |
| GRANTOR: ALMAND AMOS JR | | | | | | |
| GRANTEE: ALMAND DORIS J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W20 S3 W19 FSP=[YR=1997] W10 S13 E10 N13$ S13 W10 S27 FGR=[YR=1997] S21 E22 N25 FOP=[YR=1997] E5 N6 W5 S6$ W10 S4 W12$ E12 N4 E10 N6 E5 S4 E6 S5 E16 N42$ PTR=E15 FUS=[YR=1997] E6 N3 E5 S3 E3 S21 W14 N21$ 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 | 1997 | 1997 | 3 | 80 | 2,800 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,067.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 73 | 3,116 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 20 | 13 | 260.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 520 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,436

| 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