LOT 32
EGANS LANDING PB 5/387-387B

**SWANSON AMY LIVING TRUST**
2545 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-021L-0032-0000**

## 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 | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 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 |

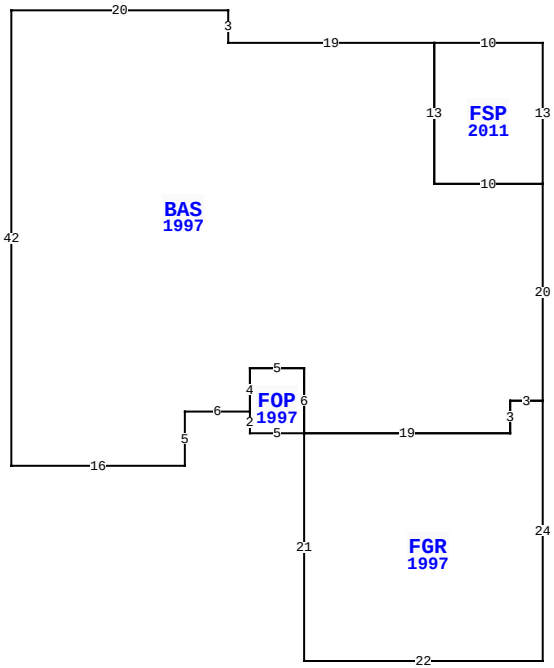
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,691 | 100 | 1,691 | 258,825 |
| FGR | 471 | 55 | 259 | 39,643 |
| FOP | 30 | 30 | 9 | 1,377 |
| FSP | 130 | 40 | 52 | 7,959 |
| TOTALS | 2,322 | | 2,011 | 307,804 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,011 | 133.0987 | 166.37 | 334,570 | 1997 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1691 HX Base Yr 2024




2545 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 | | 307,804 |
| TOTAL MARKET OB/XF VALUE | | 6,082 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 563,886 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 563,886 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 513,886 |
| TOTAL JUST VALUE | | 563,886 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 449,025 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9710550 | NEW CONSTR | 93,432 | 06/16/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2682/1535 | 12/04/2023 | SW | U | I | 11 | 100 |
| GRANTOR: SWANSON AMY BETH | | | | | | |
| GRANTEE: SWANSON AMY LIVING | | | | | | |
| 2636/392 | 4/26/2023 | WD | Q | I | 02 | 750,000 |
| GRANTOR: LINDSAY GAYLE JOY TRU | | | | | | |
| GRANTEE: SWANSON AMY BETH | | | | | | |

## BUILDING NOTES

## 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 N24 W3 S3 W19$ N6 W5 S4$ N4 E5 S6 E19 N3 E3 N20 W10 N13$ S13 E10 N13$.

## 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 | 1,124.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 73 | 3,282 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,082

| 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 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS