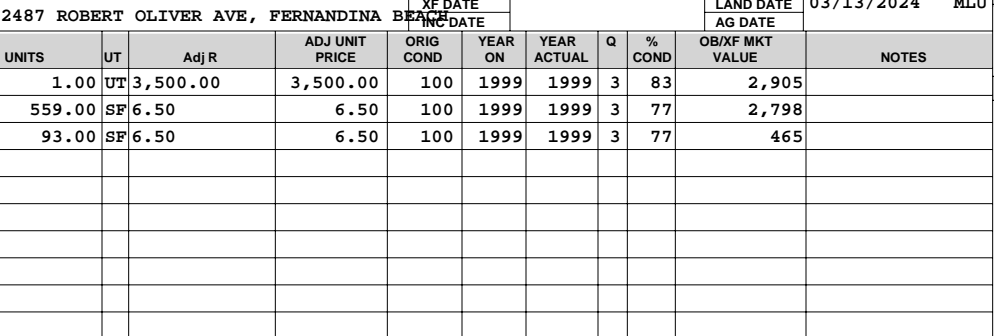


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,809	100	1,809
FGR	463	55	255
FOP	52	30	16
FSP	139	40	56
TOTALS	2,463		2,136
			296,313

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,136	126.1113	157.64	336,719	1999	1999	0	0	12.00	88.00
1 SNGL FAM - 100% - 2000										Heated Area: 1809	HX Base Yr 2000



NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				296,313
TOTAL MARKET OB/XF VALUE				6,168
TOTAL LAND VALUE - MARKET				250,000
TOTAL MARKET VALUE				552,481
SOH/AGL Deduction				301,130
ASSESSED VALUE				251,351
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				201,351
TOTAL JUST VALUE				552,481
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				469,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990057	NEW CONSTR	96,108	03/18/1999
B985015	NEW CONSTR	101,568	02/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0908/1734	11/22/1999	WD	Q	I		184,000
GRANTOR: ALMAND DORIS J						
GRANTEE: BIANCO PHILIP TIMOT						
0759/1150	5/13/1996	QC	U	V	07	100
GRANTOR: ALMAND AMOS JR						
GRANTEE: ALMAND DORIS J						

EXTRA FEATURES		2487 ROBERT OLIVER AVE, FERNANDINA BEACH														
L N	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	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	559.00	SF	6.50	6.50	100	1999	1999	3	77	2,798	
3	0810	CONCRETE A	0	100	31	93.00	SF	6.50	6.50	100	1999	1999	3	77	465	

LAND DESCRIPTION		TOTAL OB/XF										6,168												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		BY		TWA		Total Acres: 0.00		Total Land Value: 250,000		Market: 0		Agricultural: 0		Common: 250,000		PRINTED 08/06/2024 BY SYS					
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