LOT 38
EGANS LANDING PB 5/387-387B

VAN WINKLE EDWARD LEE & TSCHARNA GREEN
2481 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0038-0000

BUILDING CHARACTERISTICS

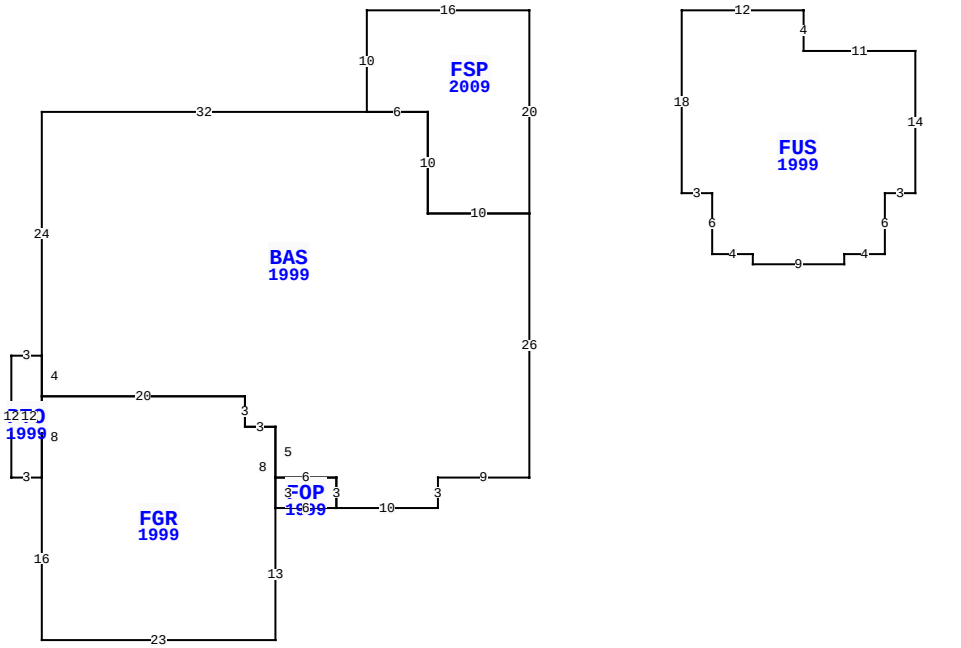
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,483	100	1,483	213,074
FGR	543	55	299	42,960
FOP	18	30	5	718
FSP	260	40	104	14,942
FUS	481	100	481	69,109
PTO	36	5	2	288
TOTALS	2,821		2,374	341,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,374	130.6193	163.27	387,603	1999	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2022 Heated Area: 1964 HX Base Yr 2022



2481 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		341,091
TOTAL MARKET OB/XF VALUE		6,378
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		597,469
SOH/AGL Deduction		269,971
ASSESSED VALUE		327,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,498
TOTAL JUST VALUE		597,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0040628	ADDITION	7,000	03/31/2004
B990075	NEW CONSTR	107,568	03/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/190	2/29/2024	WD	Q	I	01	810,000
GRANTOR: REMUS RODNEY ZAINE JR						
GRANTEE: VAN WINKLE EDWARD L						
2455/0511	4/23/2021	WD	Q	I	01	426,000
GRANTOR: KENNEDY STEPHEN C & B						
GRANTEE: REMUS RODNEY ZAINE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W16S10 BAS=[YR=1999] W32 S24 PTO=[YR=1999] W3 S12 E3 FGR=[YR=1999] S16 E23 N13 FOP=[YR=1999] E6 N3 W6 S3 $ N8 W3 N3 W20 S8 $ N12 $ S4 E20 S3 E3 S5 E6 S3 E10 N3 E9 N26 W10 N10W6$E6 S10 E10 N20 $PTR= E15 FUS=[YR=1999] E12 S4 E11 S14 W3 S6 W4 S1 W9 N1 W4 N6 W3N18 $ W15 $.

EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	593.00	SF	6.50	6.50	100	1999	1999	3	77	2,968	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1999	1999	3	77	330	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2004	2004	3	84	175	

LAND DESCRIPTION

TOTAL OB/XF 6,378

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS