

LOT 48
IN OR 2145/1586
EGANS LANDING PB 5/387-387B

MOORE BELINDA K
2624 ROBERT OLIVER CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0048-0000



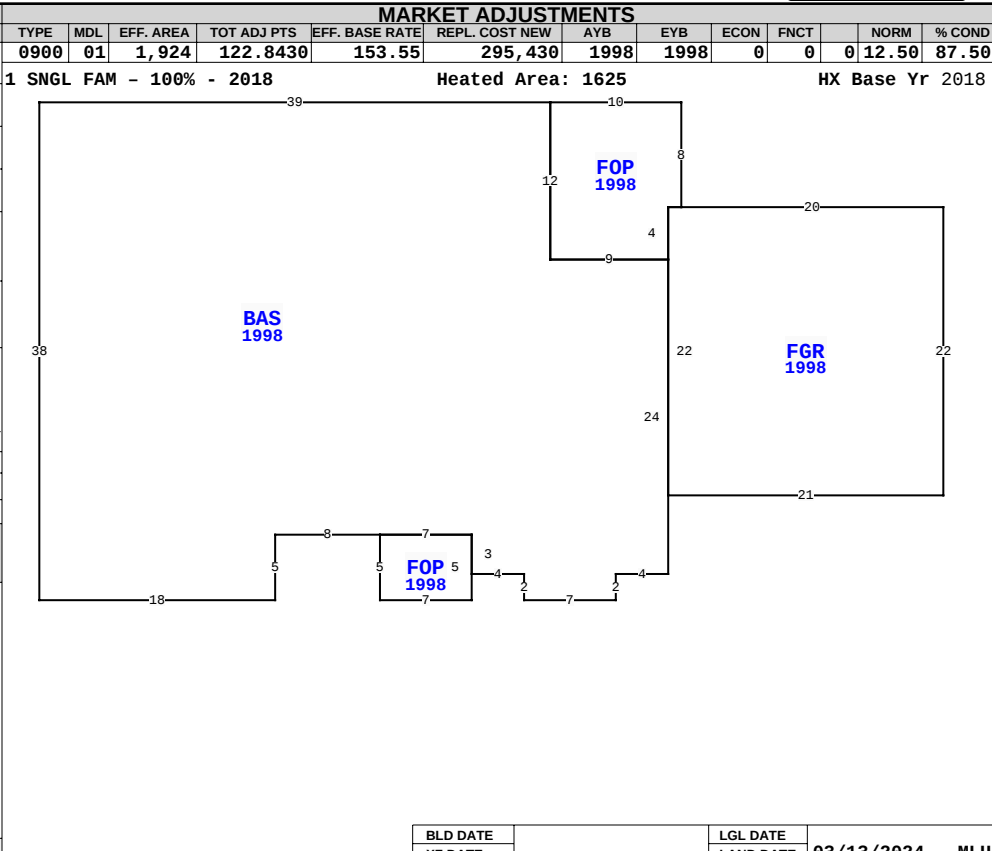
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,625	100	1,625	218,329
FGR	462	55	254	34,127
FOP	35	30	10	1,344
FOP	116	30	35	4,702
TOTALS	2,238		1,924	258,501

TOTALS		27,200	1,524	200,501			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	
3	0810	CONCRETE A	0	100	61	3	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000



2624 ROBERT OLIVER CT, FERNANDINA BEACH	BLD DATE		LGL DATE	03/13/2024	MLU
	XF DATE		LAND DATE		
	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		258,501	
TOTAL MARKET OB/XF VALUE		8,290	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		516,791	
SOH/AGL Deduction		263,217	
ASSESSED VALUE		253,574	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		203,574	
TOTAL JUST VALUE		516,791	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		435,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2145/1586	8/08/2017	SW	Q	I	01	278,000	
GRANTOR: BLACK REEF TRUST							
GRANTEE: MOORE BELINDA K							
2145/1582	6/21/2017	QC	U	I	11	100	
GRANTOR: CIT BANK NA							
GRANTEE: BLACK REEF TRUST							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1998] W20 FOP=[YR=1998] N8 W10 BAS=[YR=1998] W39 S38 E18 N5 E8 FOP=[YR=1998] S5 E7 N5 W7 \$ E7 S3 E4 S2 E7 N2 E4 N24 W9 N12 \$ S12 E9 N4 E1 \$ W1 S22 E21 N22 \$.													