

LOT 52
IN OR 2010/1438
EGANS LANDING PB 5/387-387B

DIRUGGIERO DOUGLAS C & KAREN K
16 WINDRUSH DRIVE NW
ROME, GA 30165

2024

00-00-30-021L-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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	2,100	100	2,100	304,890
FGR	484	55	266	38,620
FOP	44	30	13	1,888

TOTALS 2,628 2,379 345,397

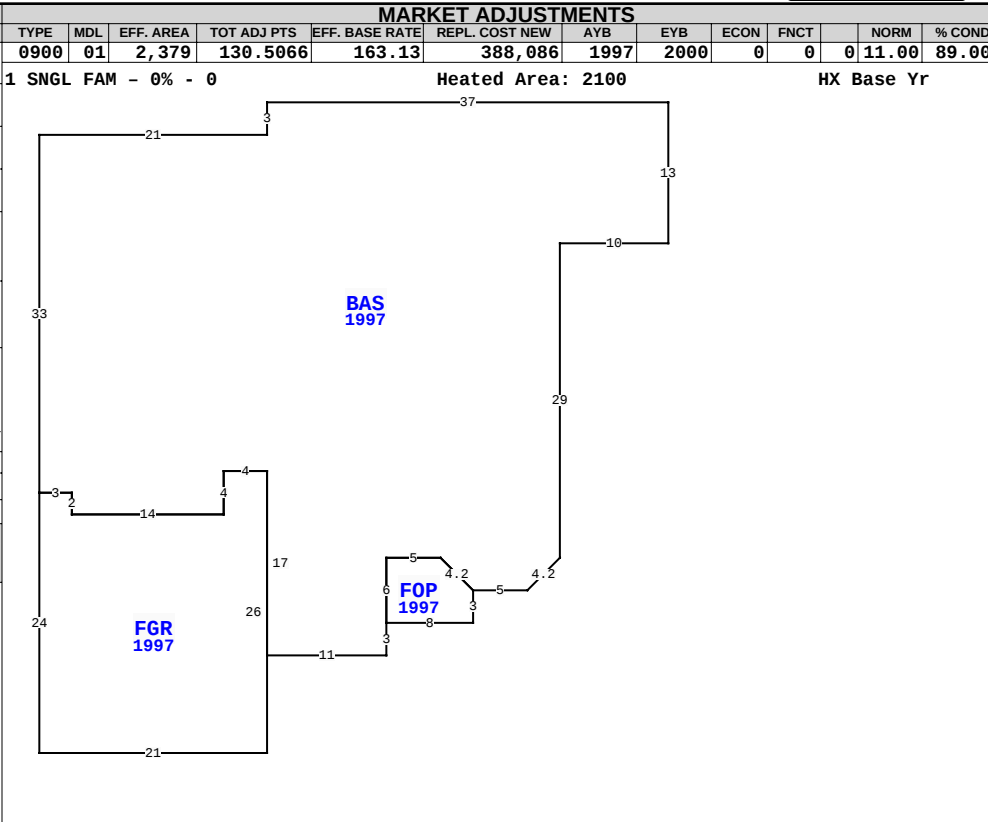
EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	0	0	0	754.00	SF	5.20	5.20	100	1997	1997	3	73	2,862	
3	0810	CONCRETE A	0	0	0	0	218.00	SF	6.50	6.50	100	1997	1997	3	73	1,034	
4	0861	POOL GUNIT	0	0	0	0	232.00	SF	85.00	85.00	100	1999	1999	3	23	4,536	
5	0845	KOOL DECK	0	0	0	0	714.00	SF	7.25	7.25	100	1999	1999	3	77	3,986	
6	0910	SCRN RM L	0	0	0	0	680.00	SF	15.00	15.00	100	1999	1999	3	20	2,040	
7	0911	SCRN RM A	0	0	10	18	180.00	SF	17.50	17.50	100	1997	1997	3	20	630	

LAND DESCRIPTION

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	0	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



2635 ROBERT OLIVER CT, 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	0	0	0	754.00	SF	5.20	5.20	100	1997	1997	3	73	2,862	
3	0810	CONCRETE A	0	0	0	0	218.00	SF	6.50	6.50	100	1997	1997	3	73	1,034	
4	0861	POOL GUNIT	0	0	0	0	232.00	SF	85.00	85.00	100	1999	1999	3	23	4,536	
5	0845	KOOL DECK	0	0	0	0	714.00	SF	7.25	7.25	100	1999	1999	3	77	3,986	
6	0910	SCRN RM L	0	0	0	0	680.00	SF	15.00	15.00	100	1999	1999	3	20	2,040	
7	0911	SCRN RM A	0	0	10	18	180.00	SF	17.50	17.50	100	1997	1997	3	20	630	

TOTAL OB/XF 17,888

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				345,397	
TOTAL MARKET OB/XF VALUE				17,888	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				613,285	
SOH/AGL Deduction				128,948	
ASSESSED VALUE				484,337	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				484,337	
TOTAL JUST VALUE				613,285	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				528,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091773	H/AC	9,500	12/29/2009
20042069	XFOB	1,000	11/03/2004
B990942	SWIM POOL	22,925	07/29/1999
B9710607	XFOB	1,577	07/16/1997
B9610204	NEW CONSTR	103,908	12/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2010/1438	10/15/2015	WD	Q	I	01	345,000
GRANTOR: SMITH RICHARD R JR &						
GRANTEE: DIRUGGIERO DOUGLAS						
1373/0322	12/12/2005	WD	Q	I		475,000
GRANTOR: BROWN TOM C						
GRANTEE: SMITH RICHARD R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W37 S3 W21 S33 FGR=[YR=1997] S24 E21 N26 W4
S4 W14 N2 W3\$ E3 S2 E14 N4 E4 S17 E11 N3 FOP=[YR=1997] E8 N3
U3 L3 W5 S6 \$ N6 E5 D3 R3 E5 U3 R3 N29 E10 N13 \$.