LOT 53
EGANS LANDING PB 5/387-387B

PISANI REVOCABLE TRUST/PISANI GERALD V CO TRUSTEE
2625 ROBERT OLIVER CT
FERNANDINA BCH, FL 32034

2024

00-00-30-021L-0053-0000

BUILDING CHARACTERISTICS

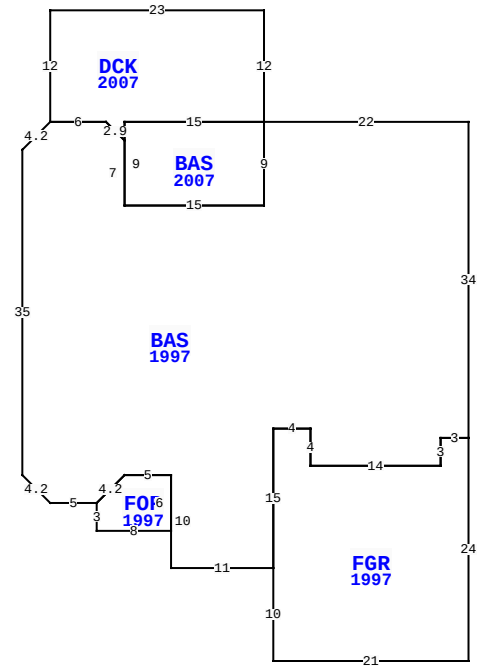
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,771	100	1,771	252,882
BAS	135	100	135	19,277
DCK	278	10	28	3,998
FGR	466	55	256	36,555
FOP	44	30	13	1,856
TOTALS	2,694		2,203	314,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	126.2240	157.78	347,589	1997	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2024 Heated Area: 1906 HX Base Yr 2024



2625 ROBERT OLIVER CT, FERNANDINA BEACH

BLD DATE	02/06/2008 DJ	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		314,568
TOTAL MARKET OB/XF VALUE		8,194
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		572,762
SOH/AGL Deduction		0
ASSESSED VALUE		572,762
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		522,762
TOTAL JUST VALUE		572,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100637	H/AC	2,000	04/21/2010
B9728	NEW CONSTR	96,108	08/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/516	12/20/2023	WD	U	I	11	100
GRANTOR: PISANI GERALD & LINDA						
GRANTEE: PISANI REVOCABLE TR						
2649/723	6/19/2023	WD	Q	I	02	670,000
GRANTOR: MORRIS CLYDE CECIL LV						
GRANTEE: PISANI GERALD & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 DCK=[YR=2007] N12 W23 S12 E6 D2 R2 N2 E15$ BAS=[YR=2007] W15S9 E15 N9$ S9 W15 N7 U2 L2 W6 D3 L3 S35 R3 D3 E5 FOP=[YR=1997] S3 E8 N6 W5 L3 D3 $ U3 R3 E5 S10 E11 FGR=[YR=1997] S10 E21 N24 W3 S3 W14 N4 W4 S15$ N15 E4 S4 E14 N3 E3 N34$.

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	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	100	1997	1997	3	73	2,858	
3	0855	CONC PAVER	0	100	31	3	93.00	SF	7.00	7.00	100	1997	1997	3	73	475	
4	0855	CONC PAVER	0	100	0	0	320.00	SF	7.00	7.00	100	2011	2011	3	92	2,061	

LAND DESCRIPTION

TOTAL OB/XF 8,194

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