



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 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	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	249,744
FGR	471	55	259	35,521
FOP	30	30	9	1,235
FSP	348	40	139	19,063
TOTALS	2,670		2,228	305,563

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,228	126.1113	157.64	351,222	1997	1997	0	0	13.00	87.00
1 SNGL FAM - 0% - 0 Heated Area: 1821 HX Base Yr											
2619 ROBERT OLIVER CT, FERNANDINA BEACH											
BLD DATE 03/13/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,215.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	

TOTAL OB/XF 6,538											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	R-2	0.00	0.00	1.00	LT	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	R-2	0.00	0.00	1.00	LT	

TOTAL OB/XF 6,538											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	R-2	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		305,563	
TOTAL MARKET OB/XF VALUE		6,538	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		562,101	
SOH/AGL Deduction		35,606	
ASSESSED VALUE		526,495	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		526,495	
TOTAL JUST VALUE		562,101	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		478,632	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990650	ADDITION	4,985	06/11/1999
B9610082	NEW CONSTR	93,432	10/10/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2425/1407	1/07/2021	WD	Q	I	01
GRANTOR: MYERS SUZANNE &CHRIST					
GRANTEE: BOVELL STEVE A & KA					
2405/1152	10/27/2020	FJ	U	I	11
GRANTOR: ORTWEIN HENRY M JR ES					
GRANTEE: MYERS SUZANNE & MAT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W20 FSP=[YR=1999] N9 W29 S12 E29 N3 \$ S3 W29 S33 FGR=[YR=1997] S24 E22 N21 FOP=[YR=1997] E5 N6 W5 S6 \$ W19 N3 W3 \$ E3 S3 E19 N6 E5 S4 E6 S5 E16 N42 \$.											