

LOT 64 IN OR 851/96
EGANS LANDING PB 5/387-387B

BOWMAN YVONNE Z
2854 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0064-0000



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	11	CLAY TILE 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	1,691	100	1,691	229,968
FEP	130	80	104	14,144
FGR	471	55	259	35,223
FOP	30	30	9	1,224
TOTALS	2,322		2,063	280,558

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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	15.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,063	125.7732	157.22	324,345	1996	1996	0	0	13.50	86.50

1 SNGL FAM - 100% - 1999Heated Area: 1691HX Base Yr 1999

Map labels: FEP 2011, BAS 1996, FGR 1996, FOP 1996

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/13/2024

MLU

2854 ROBERT OLIVER AVE, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			280,558
TOTAL MARKET OB/XF VALUE			6,646
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			537,204
SOH/AGL Deduction			306,835
ASSESSED VALUE			230,369
TOTAL EXEMPTION VALUE	WX HX HB SX		105,000
BASE TAXABLE VALUE			125,369
TOTAL JUST VALUE			537,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969837	NEW CONSTR	83,032	05/30/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0851/0096	10/02/1998	WD	Q	I	
GRANTOR: ARGICOLA WILLIAM L II					SALE PRICE
GRANTEE: BOWMAN HARRY E & YV					165,500
0773/0421	10/04/1996	WD	Q	I	
GRANTOR: ALMAND DORIS J					146,800
GRANTEE: AGRICOLA WILLIAM L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W20 S3 W19 FEP=[YR=2011] W10 S13 E10 N13 \$ S13 W10 S20 FGR=[YR=1996] S24 E22 N21 W19 N3 W3 \$ E3 S3 E19 FOP=[YR=1996] E5 N6 W5 S6 \$ N6 E5 S4 E6 S5 E16 N42 \$.											