LOT 68
EGANS LANDING PB 5/387-387B

ROSTAD VIRGENE C TRUST/ROSTAD VIRGENE C TRUSTEE
2812 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0068-0000

BUILDING CHARACTERISTICS

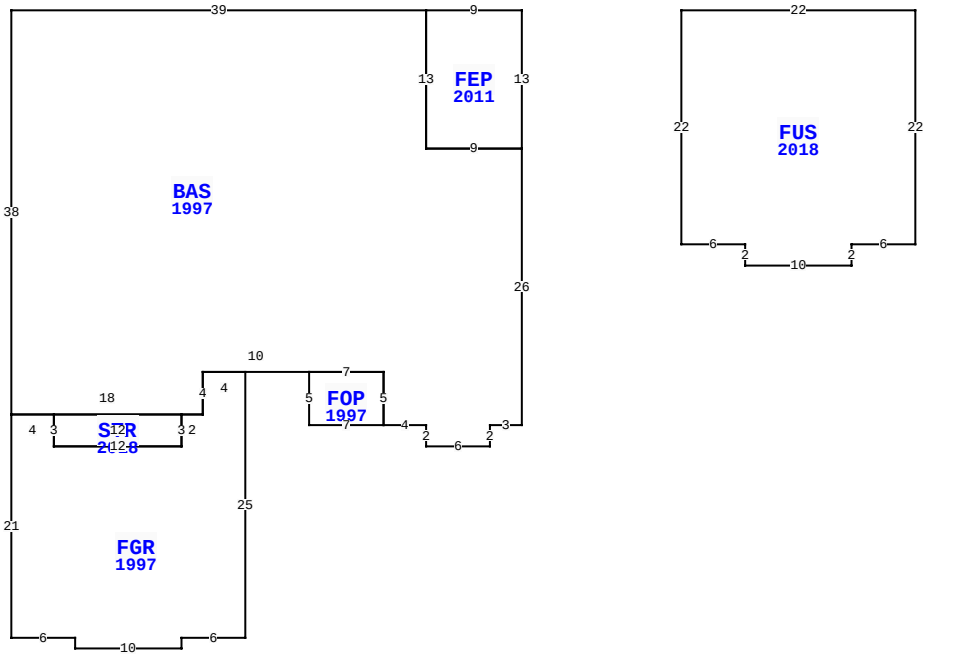
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,664	100	1,664	224,955
FEP	117	80	94	12,708
FGR	452	55	249	33,662
FOP	35	30	10	1,352
FUS	504	100	504	68,136
STR	36	10	4	541
TOTALS	2,808		2,525	341,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,525	124.3104	155.39	392,360	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2018 Heated Area: 2168 HX Base Yr 2018



2812 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		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		341,353
TOTAL MARKET OB/XF VALUE		8,895
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		600,248
SOH/AGL Deduction		251,026
ASSESSED VALUE		349,222
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		294,222
TOTAL JUST VALUE		600,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172024	BONUS RM	54,875	06/29/2017
B9710549	NEW CONSTR	90,168	06/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0212	1/30/2019	SW	U	I	11	100
GRANTOR: ROSTAD VIRGENE C						
GRANTEE: ROSTAD VIRGENE C TR						
1278/1384	12/06/2004	WD	Q	I		316,000
GRANTOR: KECK WILBUR H						
GRANTEE: ROSTAD THOMAS & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W9 BAS=[YR=1997] W39 S38 FGR=[YR=1997] S21 E6 S1 E10 N1 E6 N25 W4 S4 W2 STR=[YR=2018] W12 S3 E12 N3$ S3 W12 N3 W4$ E18 N4 E10 FOP=[YR=1997] S5 E7 N5 W7$ E7 S5 E4 S2 E6 N2 E3 N26 W9 N13$ S13 E9N13$ PTR=E15 FUS=[YR=2018] S22 E6 S2 E10 N2 E6 N22 W22$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,239.00	SF	4.00	4.00	100	1997	1997	3	73	3,618	
3	0830	FLAGSTONE	0	100	0	0	240.00	SF	12.00	12.00	100	2005	2005	3	86	2,477	

LAND DESCRIPTION

TOTAL OB/XF 8,895

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 01/18/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS