

BLOCK A LOT 1
IN OR 1828/1916
EGANS LANDING #2 PB 7/108

LINDHOLM MARTIAL ASSETS TRUST/LINDHOLM RANDY D TRU
611 JAMES ALEXANDER WAY
DAVIDSON, NC 28036

2024

00-00-31-124L-000A-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

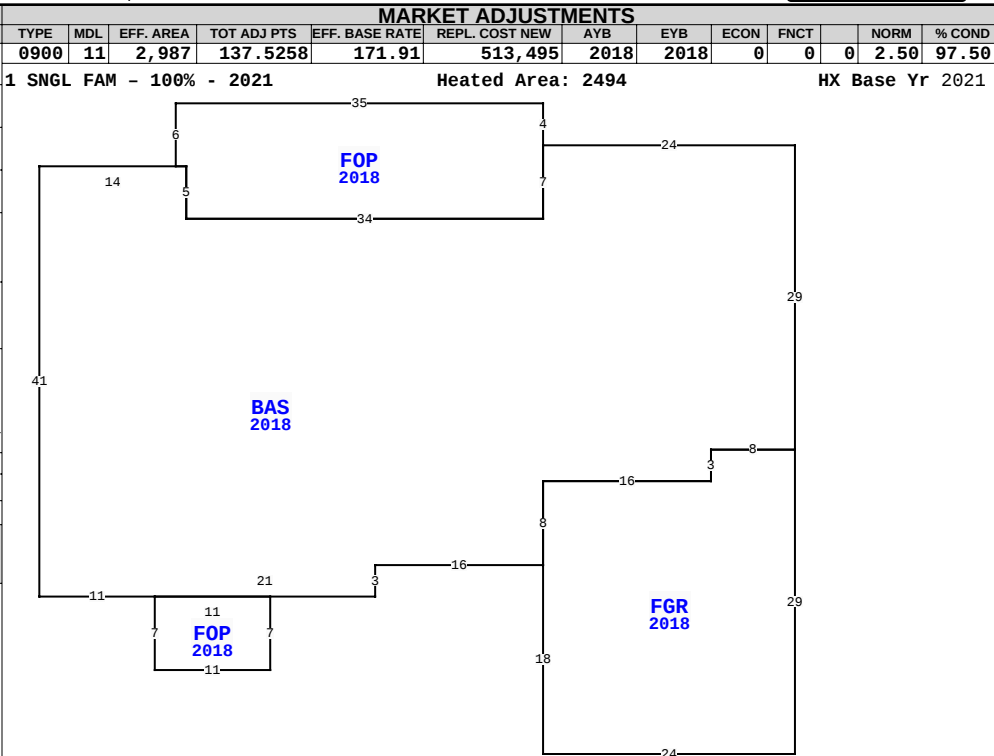
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1106.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2,494	418,025
FGR	648	55	356	59,670
FOP	77	30	23	3,855
FOP	380	30	114	19,108

TOTALS	3,599	2,987	500,658
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,462.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	3	70	210.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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		R-2	0.00	0.00	1.00	LT	



2470 ROBERT OLIVER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
10,658											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				500,658	
TOTAL MARKET OB/XF VALUE				10,658	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				761,316	
SOH/AGL Deduction				142,951	
ASSESSED VALUE				618,365	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				563,365	
TOTAL JUST VALUE				761,316	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				668,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171932	CO ISSUED	0	12/26/2018
20171932	NEW CONSTR	330,948	06/23/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2694/1064	2/13/2024	WD	Q	I	01
GRANTOR: SEIBERT LVG TRUST					
GRANTEE: LINDHOLM MARTIAL AS					
1828/1916	12/07/2012	WD	Q	V	02
GRANTOR: TRI-STAR PARTNERSHIP					
GRANTEE: SEIBERT ROBERT J &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2018] W24 FOP=[YR=2018] N4 W35 S6 E1 S5 E34 N7\$ S7 W34 N5 W14 S41 E11 FOP=[YR=2018] S7 E11 N7 W11\$ E21 N3 E16 FGR=[YR=2018] S18 E24 N29 W8 S3 W16S8\$ N8 E16 N3 E8 N29\$.					