BLOCK A LOT 2
IN OR 1900/1678
EGANS LANDING #2 PB 7/108

BEVERLY MERRI L REV TRUST/BEVERLY WILLIAM H CO-TRU
2478 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-124L-000A-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

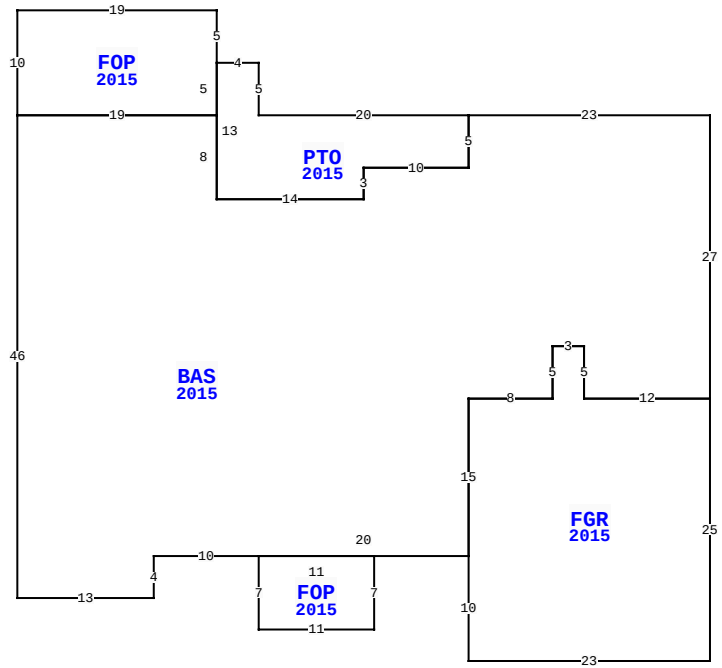
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,302	100	2,302	381,919
FGR	590	55	324	53,754
FOP	77	30	23	3,816
FOP	190	30	57	9,457
PTO	182	5	9	1,493
TOTALS	3,341		2,715	450,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,715	138.2573	172.82	469,206	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2016 Heated Area: 2302 HX Base Yr 2016



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

2478 ROBERT OLIVER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		450,438
TOTAL MARKET OB/XF VALUE		46,458
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		746,896
SOH/AGL Deduction		335,056
ASSESSED VALUE		411,840
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		361,840
TOTAL JUST VALUE		746,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141076	CO ISSUED	0	03/31/2015
20141213	NEW CONSTR	0	06/06/2014
20141076	NEW CONSTR	257,527	05/23/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1900/1678	1/31/2014	WD	Q	V	02	119,900
GRANTOR: SURF HOME BUILDERS						
GRANTEE: BEVERLY WILLIAM H J						
1838/1163	1/31/2013	WD	Q	V	05	287,500
GRANTOR: TRI-STAR PARTNERSHIP						
GRANTEE: SURF HOME BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W23 PTO=[YR=2015] W20 N5 W4 FOP=[YR=2015] N5 W19 S10 E19 N5$ S13 E14 N3 E10 N5$ S5 W10 S3 W14 N8 W19 S46 E13 N4 E10 FOP=[YR=2015] S7 E11 N7 W11$ E20 FGR=[YR=2015] S10 E23 N25 W12 N5 W3 S5 W8 S15$ N15 E8 N5 E3 S5 E12 N27$.

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	0810	CONCRETE A	0	100	0	0	236.00	SF	6.50	6.50	100	2015	2015	3	95	1,457	
2	0812	CONCRETE C	0	100	0	0	1,942.00	SF	4.00	4.00	100	2015	2015	3	95	7,380	
3	0855	CONC PAVER	0	100	0	0	731.00	SF	7.00	7.00	100	2015	2015	3	95	4,861	
4	0920	CWALL-WD/M	0	100	0	0	120.00	LF	390.00	390.00	100	2015	2015	3	70	32,760	

LAND DESCRIPTION

TOTAL OB/XF 46,458

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		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