



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	12	HARDWOOD 100
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

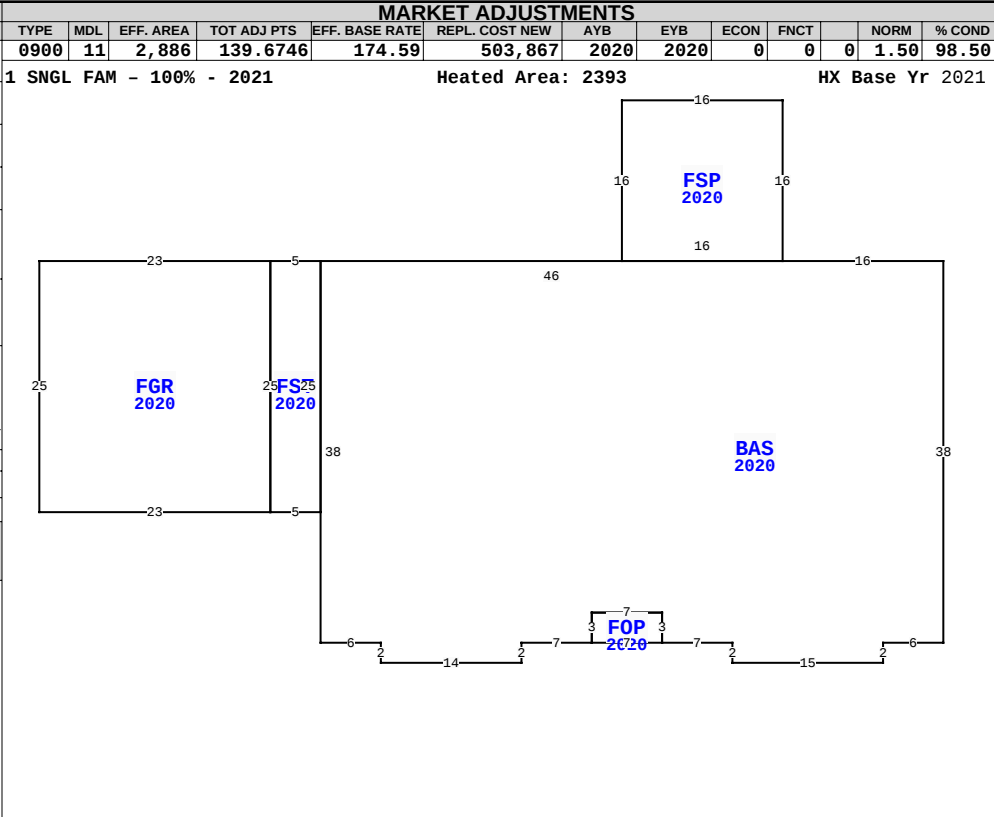
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1106.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2,393	411,527
FGR	575	55	316	54,342
FOP	21	30	6	1,032
FSP	256	40	102	17,541
FST	125	55	69	11,866

TOTALS	3,370		2,886	496,309
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,416.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,113.00	SF	10.00	10.00

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



2484 ROBERT OLIVER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0855	CONC PAVER	0 100	0	0	1,416.00	SF	10.00	10.00	100	2020	2020	3	99	14,018	
2	0855	CONC PAVER	0 100	0	0	1,113.00	SF	10.00	10.00	100	2020	2020	3	99	11,019	

TOTAL OB/XF										25,037									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										496,309									
TOTAL LAND VALUE - MARKET										25,037									
TOTAL MARKET VALUE										250,000									
SOH/AGL Deduction										771,346									
ASSESSED VALUE										205,154									
TOTAL EXEMPTION VALUE										HX HB									
BASE TAXABLE VALUE										50,000									
TOTAL JUST VALUE										516,192									
NCON VALUE										771,346									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										678,922									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190499	NEW CONSTR	333,467	08/28/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2694/1228	2/08/2024	WD	Q	I	02	987,500	
GRANTOR: SCHULTE DAVID M & LAU							
GRANTEE: GUSTAFSON KENT & RE							
2226/1045	9/25/2018	WD	Q	V	01	195,000	
GRANTOR: SILVERMAN WAYNE & SUS							
GRANTEE: SCHULTE DAVID M & L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FSP=[YR=2020] N16 W16 S16 E16\$ W46									
FST=[YR=2020] W5 FGR=[YR=2020] W23 S25 E23 N25\$ S25 E5 N25\$									
S38 E6 S2 E14 N2 E7 FOP=[YR=2020] E7 N3 W7 S3\$ N3 E7 S3 E7 S2									
E15 N2 E6 N38\$.									