BLOCK A LOT 5
(EX OR 2639/903)
EGANS LANDING #2 PB 7/108

KELL FAMILY REVOCABLE TRUST/KELL HARRY K TRUSTEE
2530 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-124L-000A-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

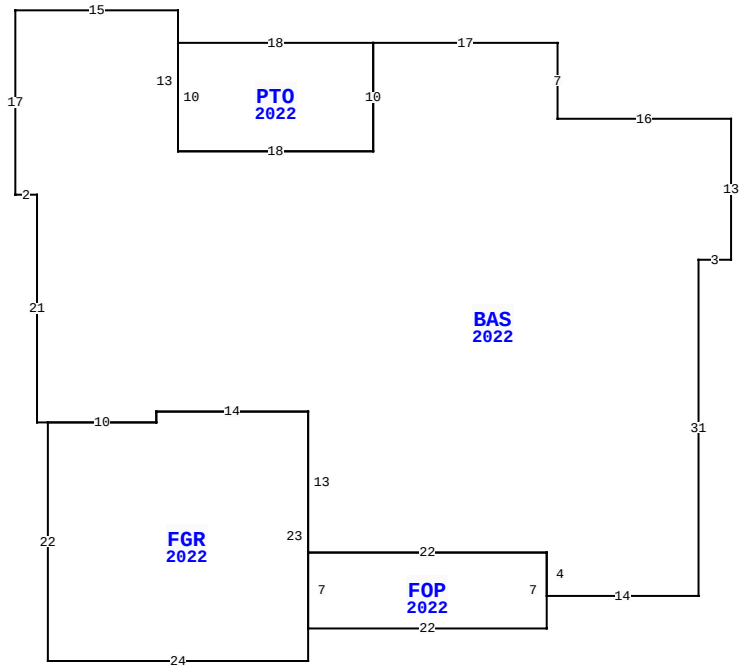
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1106.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2,450	434,407
FGR	542	55	298	52,838
FOP	154	30	46	8,156
PTO	180	5	9	1,596
TOTALS	3,326		2,803	496,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,803	142.5600	178.20	499,495	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2450 HX Base Yr 2023



2530 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		496,998
TOTAL MARKET OB/XF VALUE		32,770
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		779,768
SOH/AGL Deduction		214,464
ASSESSED VALUE		565,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		515,304
TOTAL JUST VALUE		779,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211030	CO ISSUED	0	01/02/2022
20211030	NEW CONSTR	0	03/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2161/2000	12/05/2017	WD	Q	V	01	160,000
GRANTOR: JAXAM LLC						
GRANTEE: KELL FMAILY REVOCAB						
1913/1511	4/10/2014	WD	Q	V	01	126,000
GRANTOR: SURF HOME BUILDERS IN						
GRANTEE: JAXAM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 N7 W17 PTO=[YR=2022] W18 S10 E18 N10$ S10 W18 N13 W15 S17 E2 S21 E1 FGR=[YR=2022] S22 E24 N23 W14 S1 W10$ E10 N1 E14 S13 FOP=[YR=2022] S7 E22 N7 W22$ E22 S4 E14 N31 E3 N13$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0	100	0	0	2,092.00	SF	10.00	10.00	100	2022	2022	3	100	20,920	
3	0855	CONC PAVER	0	100	0	0	486.00	SF	10.00	10.00	100	2022	2022	3	100	4,860	
4	0855	CONC PAVER	0	100	0	0	499.00	SF	10.00	10.00	100	2022	2022	3	100	4,990	

LAND DESCRIPTION

TOTAL OB/XF 32,770

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 05/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS