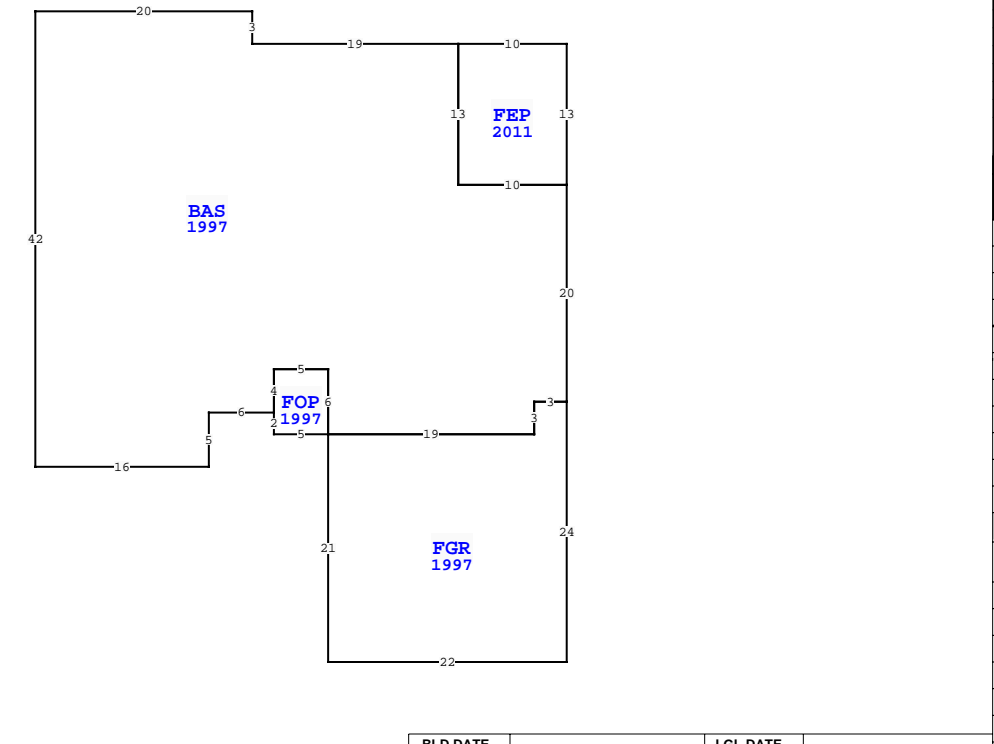


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,063	125.0970	165.13	340,663	1997	1997	0	0	13.50	86.50



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,691	100	1997	1,691	241,538
FEP	130	80	2011	104	14,856
FGR	471	55	1997	259	36,995
FOP	30	30	1997	9	1,285
TOTALS	2,322			2,063	294,673

2915 ROBERT OLIVER AVE, FERNANDINA BEACH
 BLD DATE: 04/30/2025 MLU
 LGL DATE: 04/30/2025
 LAND DATE: 04/30/2025
 AG DATE: 04/30/2025

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	1,082.00	SF	4.00	4.00	100	1997	1997	3	72	3,116	

LAND DESCRIPTION		TOTAL OB/XF																						
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			294,673
TOTAL MARKET OB/XF VALUE			5,881
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			650,554
SOH/AGL Deduction			427,894
ASSESSED VALUE			222,660
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			166,938
TOTAL JUST VALUE			650,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969963	NEW CONSTR	93,432	08/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2567/1509	6/03/2022	WD Q	Q	I	01	600,000
GRANTOR: NIPPER SARA MARIE FOR						
GRANTEE: CATLEDGE EDWARD V P						
2567/0844	6/02/2022	FJ U	I	I	11	0
GRANTOR: FORD KENNETH L EST						
GRANTEE: FORD DAVID E & EDWA						

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP=[YR=2011] W10 BAS=[YR=1997] W19 N3 W20 S42 E16 N5 E6 FOP=[YR=1997] S2 E5 FGR=[YR=1997] S21 E22 N24 W3 S3 W19\$ N6 W5 S4\$ N4 E5 S6 E19 N3 E3 N20 W10 N13\$ S13 E10 N13\$.	