LOT 9
IN OR 1847/64
EGANS LANDING PB 5/387-387B

STETZER LVG TRUST/STETZER JEAN S TRUSTEE
2901 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0009-0000

BUILDING CHARACTERISTICS

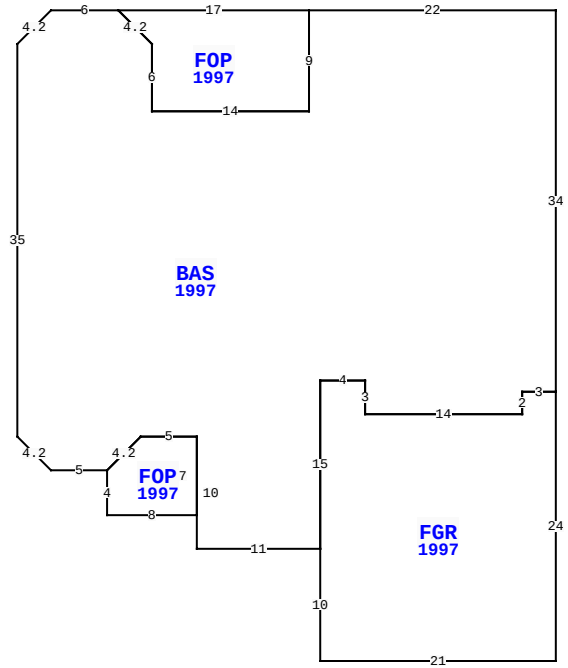
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,763	100	1997	1,763	250,237
FGR	480	55	1997	264	37,472
FOP	52	30	1997	16	2,271
FOP	131	30	1997	39	5,536
TOTALS	2,426			2,082	295,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,082	124.3081	164.09	341,635	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2004 Heated Area: 1763 HX Base Yr 2004



2901 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 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		295,514
TOTAL MARKET OB/XF VALUE		11,008
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		656,522
SOH/AGL Deduction		400,419
ASSESSED VALUE		256,103
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,381
TOTAL JUST VALUE		656,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0019	DRVY PAVE		04/04/2024
20060823	XFOB	3,000	04/20/2006
B969986	NEW CONSTR	86,808	08/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/0064	10/18/2012	WD	U	I	30	100
GRANTOR: STETZER EDWARD & JEAN						
GRANTEE: STETZER EDWARD & JE						
1141/1906	6/03/2003	WD	Q	I		235,000
GRANTOR: PHILLIPS MARILYN L						
GRANTEE: STETZER EDWARD & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 FOP=[YR=1997] W17 D3 R3 S6 E14 N9$ S9 W14 N6 L3 U3 W6 L3 D3 S35 D3 R3 E5 FOP=[YR=1997] S4 E8 N7 W5 L3 D3 $ U3 R3 E5 S10 E11 FGR=[YR=1997] S10 E21 N24 W3S2 W14 N3 W4 S15$ N15 E4 S3 E14 N2 E3 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0855	CONC PAVER	0	100	0	0	689.00	SF	10.00	10.00	100	1997	1997	3	72	4,961	
3	0855	CONC PAVER	0	100	30	3	90.00	SF	10.00	10.00	100	1997	1997	3	72	648	
4	0910	SCRN RM L	0	100	0	0	261.00	SF	15.00	15.00	100	2006	2006	3	24	940	
5	0810	CONCRETE A	0	100	0	0	303.00	SF	6.50	6.50	100	2006	2006	3	86	1,694	

LAND DESCRIPTION

TOTAL OB/XF 11,008

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	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							

REVIEW DATE 10/23/2024 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS