LOT 16 IN OR 1051/778
EGANS LANDING PB 5/387-387B

HUFFMAN PATRICK L & ROSEMARIE
2809 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0016-0000

BUILDING CHARACTERISTICS

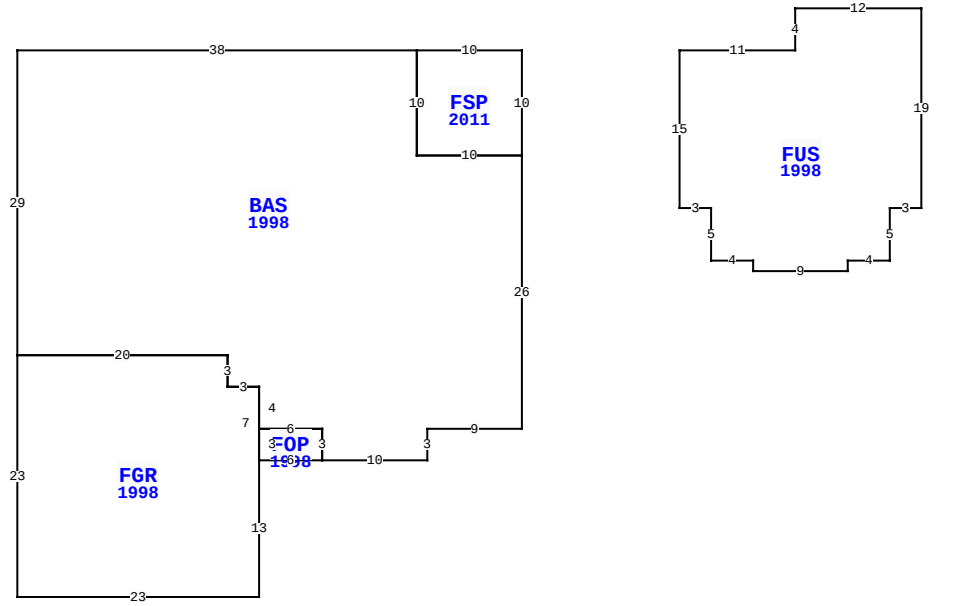
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,506	100	1998	1,506	219,475
FGR	520	55	1998	286	41,680
FOP	18	30	1998	5	729
FSP	100	40	2011	40	5,829
FUS	487	100	1998	487	70,972
TOTALS	2,631			2,324	338,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,324	126.9002	167.51	389,293	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2003 Heated Area: 1993 HX Base Yr 2003



2809 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		338,685
TOTAL MARKET OB/XF VALUE		9,276
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		697,961
SOH/AGL Deduction		417,556
ASSESSED VALUE		280,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,683
TOTAL JUST VALUE		697,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1051/0778	4/23/2002	WD	Q	I		242,000
GRANTOR: HEYTENS PAUL J & GLOR						
GRANTEE: HUFFMAN PATRICK L &						
0855/0787	11/12/1998	WD	Q	I		174,400
GRANTOR: ALMAND DORIS J						
GRANTEE: HEYTENS PAUL J & GL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W10 BAS=[YR=1998] W38 S29 FGR=[YR=1998] S23 E23 N13 FOP=[YR=1998] E6 N3 W6 S3 $ N7 W3 N3 W20 $ E20 S3 E3 S4 E6 S3 E10 N3 E9 N26 W10 N10 $ S10 E10 N10 $ PTR= E15 FUS=[YR=1998] E11 N4 E12 S19 W3 S5 W4 S1 W9 N1 W4 N5 W3 N15 $ W15 $.

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	1998	1998	3	80	2,800	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2005	2005	3	84	605	
3	0855	CONC PAVER	0	100	0	0	593.00	SF	10.00	10.00	100	2022	2022	3	99	5,871	

LAND DESCRIPTION

TOTAL OB/XF 9,276

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS