LOT 18
IN OR 2441/14
EGANS LANDING PB 5/387-387B

HUTZELL CRAIG LEE & MARY KATHRYN
2787 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0018-0000

BUILDING CHARACTERISTICS

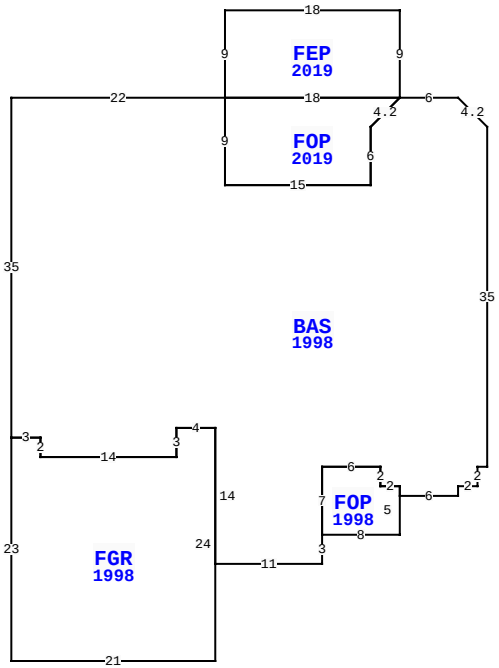
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,815	100	1998	1,815	266,149
FEP	162	80	2019	130	19,063
FGR	459	55	1998	252	36,953
FOP	52	30	1998	16	2,346
FOP	140	30	2019	42	6,159
TOTALS	2,628			2,255	330,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,255	127.6891	168.55	380,080	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2022 Heated Area: 1815 HX Base Yr 2022



2787 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		330,670
TOTAL MARKET OB/XF VALUE		9,522
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		690,192
SOH/AGL Deduction		269,577
ASSESSED VALUE		420,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,893
TOTAL JUST VALUE		690,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190473	GLASROOM	27,275	08/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0014	3/09/2021	WD	Q	I	01	582,000
GRANTOR: BRIEN GARY J & HEIDI						
GRANTEE: HUTZELL CRAIG LEE &						
2106/0463	3/02/2017	WD	Q	I	01	346,000
GRANTOR: YUDT MICHAEL F & KATH						
GRANTEE: BRIEN GARY J & HEID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] L3 U3 W6 FEP=[YR=2019] N9 W18 S9 FOP=[YR=2019] S9 E15 N6 U3 R3 W18$ E18$ D3 L3 S6 W15 N9 W22 S35 FGR=[YR=1998] S23 E21 N24W4 S3 W14 N2 W3 $ E3 S2 E14 N3E4 S14 E11 N3 FOP=[YR=1998] E8 N5 W2N2 W6 S7 $ N7 E6 S2 E2 S1 E6 N1 E2 N2 E1 N35 $.

EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	575.00	SF	6.50	6.50	100	1998	1998	3	73	2,728	
3	0855	CONC PAVER	0	100	0	0	132.00	SF	7.00	7.00	100	2005	2005	3	84	776	
4	1242	WD DECK A	0	100	0	0	378.00	SF	10.00	10.00	100	2008	2008	3	31	1,172	
5	0855	CONC PAVER	0	100	0	0	348.00	SF	7.00	7.00	100	2005	2005	3	84	2,046	

LAND DESCRIPTION

TOTAL OB/XF 9,522

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/19/2019 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS