LOT 26
EGANS LANDING PB 5/387-387B

RIMA STEVEN D & KATHY J
2651 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0026-0000

BUILDING CHARACTERISTICS

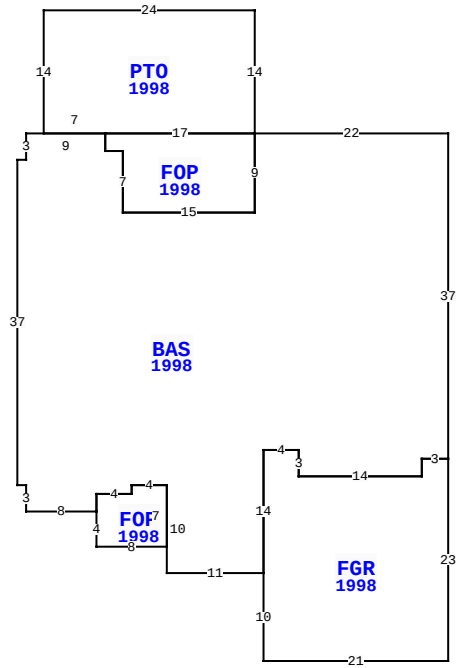
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,917	100	1998	1,917	284,325
FGR	459	55	1998	252	37,376
FOP	52	30	1998	16	2,373
FOP	139	30	1998	42	6,229
PTO	336	5	1998	17	2,521
TOTALS	2,903			2,244	332,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,244	129.1542	170.48	382,557	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2020 Heated Area: 1917 HX Base Yr 2020



2651 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,825
TOTAL MARKET OB/XF VALUE		5,988
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		688,813
SOH/AGL Deduction		340,344
ASSESSED VALUE		348,469
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,747
TOTAL JUST VALUE		688,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130611	H/AC	2,500	03/26/2013
B983045	NEW CONSTR	96,108	01/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/1080	2/06/2019	WD	Q	I	02	405,000
GRANTOR: HICKMAN MARY ANN						
GRANTEE: RIMA STEVEN D & KAT						
1792/0249	4/30/2012	QC	U	I	11	100
GRANTOR: LEE MARY ANN						
GRANTEE: HICKMAN MARY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 PTO=[YR=1998] N14 W24 S14 E7 FOP=[YR=1998] S2 E2 S7 E15 N9 W17$ E17 $ S9 W15 N7 W2 N2 W9 S3 W1 S37 E1 S3 E8 FOP=[YR=1998] S4 E8 N7 W4 S1 W4 S2 $ N2 E4 N1 E4 S10 E11 FGR=[YR=1998] S10 E21 N23 W3S2 W14 N3 W4 S14 $ N14 E4 S3 E14 N2 E3 N37 $.

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	0810	CONCRETE A	0	100	0	0	560.00	SF	6.50	6.50	100	1998	1998	3	73	2,657	
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1998	1998	3	73	531	

LAND DESCRIPTION

TOTAL OB/XF 5,988

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 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS