LOT 27 IN OR 851/1707
EGANS LANDING PB 5/387-387B

INBODEN NANCY A TRUSTEE
2635 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

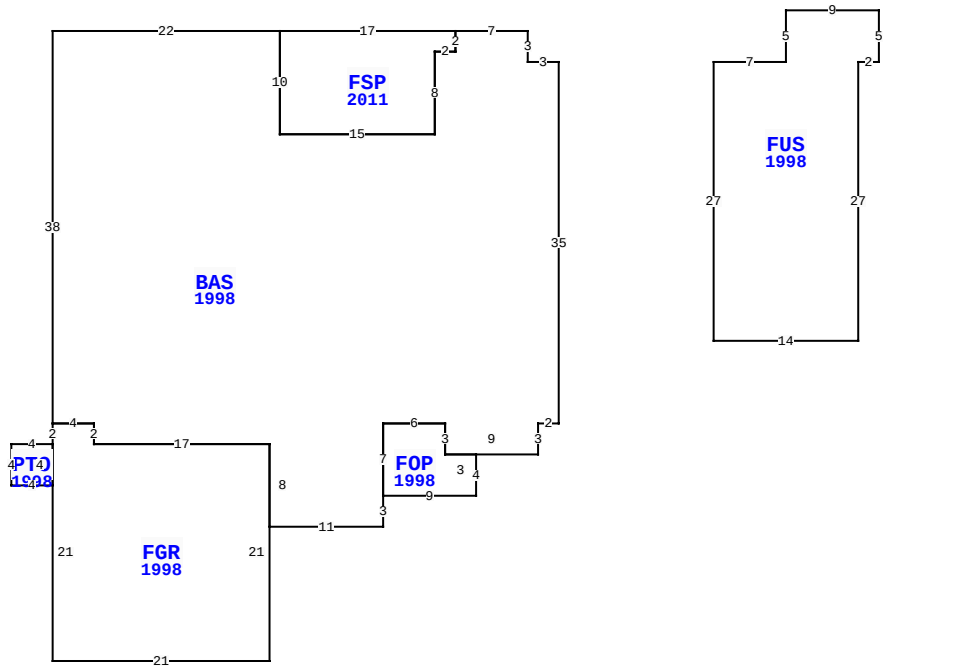
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,870	100	1998	1,870	273,124
FGR	449	55	1998	247	36,075
FOP	54	30	1998	16	2,337
FSP	154	40	2011	62	9,056
FUS	423	100	1998	423	61,781
PTO	16	5	1998	1	146
TOTALS	2,966			2,619	382,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	127.1808	167.88	439,678	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1999 Heated Area: 2293 HX Base Yr 1999



2635 ROBERT OLIVER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		382,520
TOTAL MARKET OB/XF VALUE		8,423
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		740,943
SOH/AGL Deduction		442,397
ASSESSED VALUE		298,546
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,824
TOTAL JUST VALUE		740,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0040051	REMODEL	25,000	01/13/2004
B983296	NEW CONSTR	119,112	03/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/1707	10/09/1998	WD	Q	I		184,700
GRANTOR: ALMAND DORIS J						
GRANTEE: INBODEN NANCY A TRU						
0759/1150	5/13/1996	QC	U	V	07	100
GRANTOR: ALMAND AMOS JR						
GRANTEE: ALMAND DORIS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 N3 W7 FSP=[YR=2011] W17 S10 E15 N8 E2 N2 $ S2 W2 S8 W15 N10 W22 S38 FGR=[YR=1998] S2 PTO=[YR=1998] W4 S4 E4 N4 $ S21 E21 N21 W17 N2 W4 $ E4 S2 E17 S8 E11 N3 FOP=[YR=1998] E9 N4 W3 N3 W6 S7 $ N7 E6 S3 E9 N3 E2 N35 $ PTR= E15 FUS=[YR=1998] E7 N5 E9 S5 W2 S27 W14 N27 $ 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	0810	CONCRETE A	0	100	0	0	569.00	SF	6.50	6.50	100	1998	1998	3	73	2,700	
3	0855	CONC PAVER	0	100	0	0	245.00	SF	7.00	7.00	100	2005	2005	3	84	1,441	
4	0855	CONC PAVER	0	100	0	0	252.00	SF	7.00	7.00	100	2005	2005	3	84	1,482	

LAND DESCRIPTION

TOTAL OB/XF 8,423

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