LOT 31 IN OR 833/721
EGANS LANDING PB 5/387-387B

DANDURAND RONALD A & DONNA M
2565 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

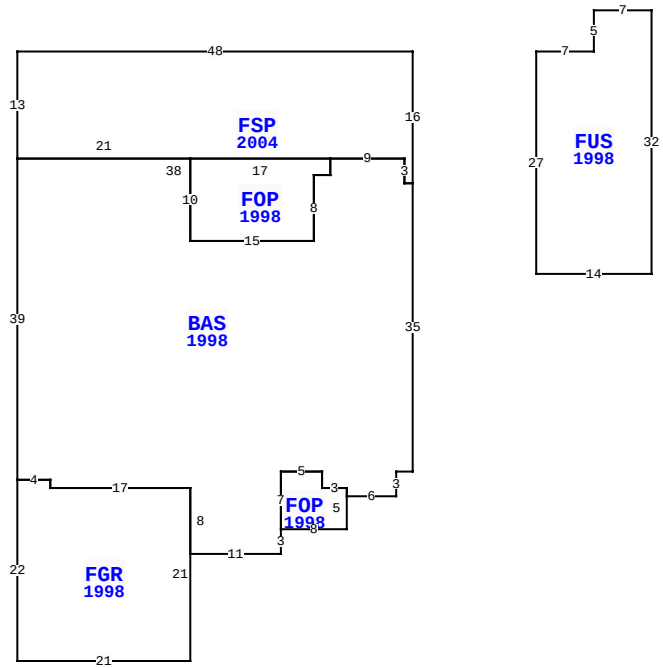
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,993	100	1998	1,993	270,247
FGR	445	55	1998	245	33,222
FOP	50	30	1998	15	2,034
FOP	154	30	1998	46	6,238
FSP	781	40	2004	312	42,306
FUS	413	100	1998	413	56,002
TOTALS	3,836			3,024	410,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,024	118.0728	155.86	471,321	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1999 Heated Area: 2406 HX Base Yr 1999



2565 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		410,049
TOTAL MARKET OB/XF VALUE		7,649
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		767,698
SOH/AGL Deduction		454,216
ASSESSED VALUE		313,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,760
TOTAL JUST VALUE		767,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041110	ADDITION	14,000	06/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0833/0721	5/11/1998	WD	Q	I		174,000
GRANTOR: ALMAND DORIS J						
GRANTEE: DANDURAND RONALD A						
0759/1150	5/13/1996	QC	U	V	07	100
GRANTOR: ALMAND AMOS JR						
GRANTEE: ALMAND DORIS J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W48 S13 BAS=[YR=1998] S39 FGR=[YR=1998] S22 E21 N21 W17 N1 W4$ E4 S1 E17 S8 E11 N3 FOP=[YR=1998] E8 N5 W3 N2 W5 S7$ N7 E5 S2 E3 S1 E6 N3 E2 N35 W1 N3 W9 FOP=[YR=1998] S2 W2 S8 W15 N10 E17$ W38$ E21 S10 E15 N8 E2 N2 E9 S3 E1 N16$ PTR= E15 FUS=[YR=1998] E7 N5 E7 S32 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	615.00	SF	6.50	6.50	100	1998	1998	3	73	2,918	
3	0810	CONCRETE A	0	100	33	3	99.00	SF	6.50	6.50	100	1998	1998	3	73	470	
4	0855	CONC PAVER	0	100	0	0	176.00	SF	10.00	10.00	100	2004	2004	3	83	1,461	

LAND DESCRIPTION

TOTAL OB/XF 7,649

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