LOT 34
IN OR 2086/1486
EGANS LANDING PB 5/387-387B

KELL FAMILY REV TRUST/KELL BECKY ANN TRUSTEE
2530 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0034-0000

BUILDING CHARACTERISTICS

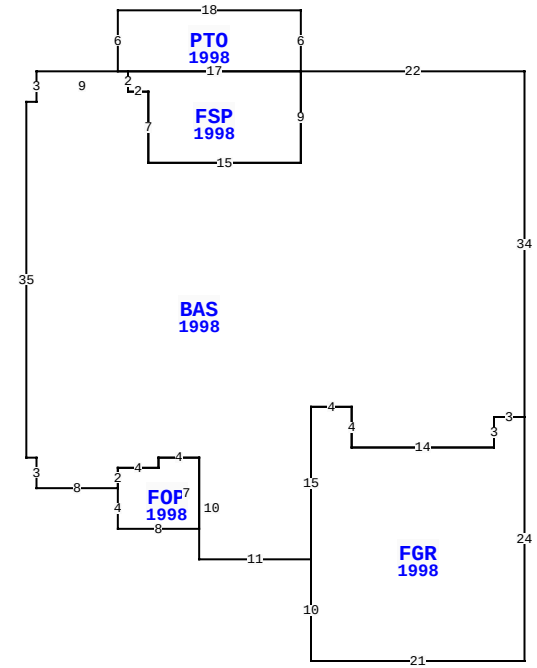
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,812	100	1998	1,812	259,371
FGR	466	55	1998	256	36,644
FOP	52	30	1998	16	2,290
FSP	139	40	1998	56	8,016
PTO	108	5	1998	5	716
TOTALS	2,577			2,145	307,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,145	124.6462	164.53	352,917	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 2023 Heated Area: 1812 HX Base Yr



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

2525 ROBERT OLIVER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	307,038
TOTAL MARKET OB/XF VALUE	8,125
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	665,163
SOH/AGL Deduction	98,885
ASSESSED VALUE	566,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	566,278
TOTAL JUST VALUE	665,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983049	NEW CONSTR	96,108	01/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1486	11/28/2016	WD	U	I	11	100
GRANTOR: KELL HARRY KENNETH &						
GRANTEE: KELL FAMILY REVOCAB						
1821/1917	10/25/2012	WD	Q	I	02	277,500
GRANTOR: LAUERMAN BARBARA						
GRANTEE: KELL HARRY KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 PTO=[YR=1998] N6 W18 S6 E1 FSP=[YR=1998] S2 E2 S7 E15 N9 W17 $ E17 $ S9 W15 N7 W2 N2 W9 S3 W1 S35 E1 S3 E8 FOP=[YR=1998] S4 E8 N7 W4 S1 W4 S2 $ N2 E4 N1 E4 S10 E11 FGR=[YR=1998] S10 E21 N24 W3 S3 W14 N4 W4 S15 $ N15 E4 S4 E14 N3 E3 N34 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	593.00	SF	6.50	6.50	100	1998	1998	3	73	2,814	
3	0810	CONCRETE A	0	0	0	0	207.00	SF	6.50	6.50	100	1998	1998	3	73	982	
4	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	2018	2018	3	78	1,529	

LAND DESCRIPTION

TOTAL OB/XF 8,125

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	0	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 03/18/2020 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS