LOT 35 IN OR 855/796
EGANS LANDING PB 5/387-387B

BOTTORFF JERRY L & KAREN S
2515 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

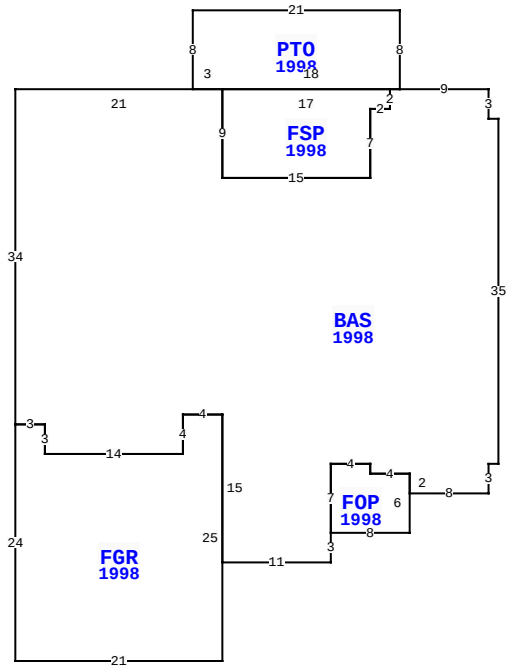
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,812	100	1998	1,812	262,430
FGR	466	55	1998	256	37,076
FOP	52	30	1998	16	2,318
FSP	139	40	1998	56	8,110
PTO	168	5	1998	8	1,159
TOTALS	2,637			2,148	311,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	126.1113	166.47	357,578	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1999 Heated Area: 1812 HX Base Yr 1999



2515 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		311,093
TOTAL MARKET OB/XF VALUE		7,535
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		668,628
SOH/AGL Deduction		417,446
ASSESSED VALUE		251,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,460
TOTAL JUST VALUE		668,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042218	REMODEL	6,000	11/29/2004
B983983	NEW CONSTR	96,108	07/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0855/0796	11/12/1998	WD	Q	I		163,000
GRANTOR: ALMAND DORIS J						
GRANTEE: BOTTORFF JERRY L &						
0759/1150	5/13/1996	QC	U	V	07	100
GRANTOR: ALMAND AMOS JR						
GRANTEE: ALMAND DORIS J						

BUILDING NOTES

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	562.00	SF	6.50	6.50	100	1998	1998	3	73	2,667	
3	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1998	1998	3	73	441	
4	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1998	1998	3	73	475	
5	0825	BRICK	0	100	0	0	74.00	SF	12.50	12.50	100	2002	2002	3	94	870	
6	1242	WD DECK A	0	100	0	0	141.00	SF	10.00	10.00	100	2002	2002	3	20	282	

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N3 W9 PTO=[YR=1998] N8 W21 S8 E3 FSP=[YR=1998] S9 E15 N7 E2 N2 W17 $ E18 $ W1 S2 W2 S7 W15 N9 W21 S34 FGR=[YR=1998] S24 E21 N25 W4 S4 W14 N3 W3 $ E3 S3 E14 N4 E4 S15 E11 N3 FOP=[YR=1998] E8 N6 W4 N1 W4 S7 $ N7 E4 S1 E4 S2 E8 N3 E1 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 7,535

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