LOT 37
EGANS LANDING PB 5/387-387B

BIANCO PHILIP TIMOTHY L/E/
2487 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0037-0000

BUILDING CHARACTERISTICS

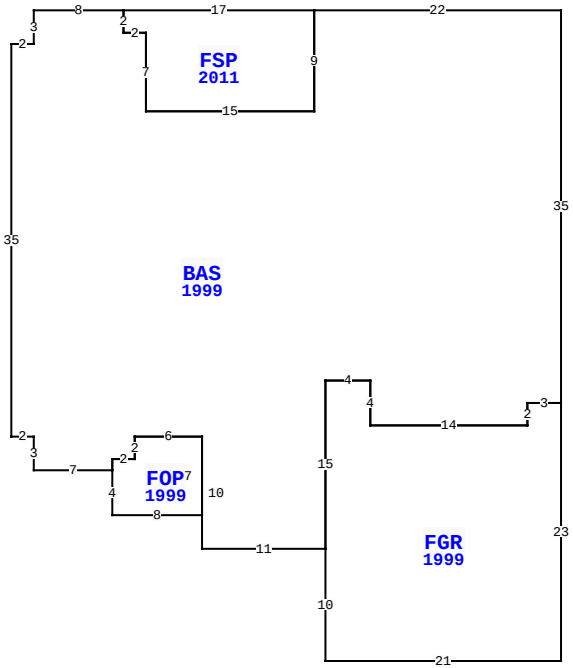
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,809	100	1999	1,809	263,501
FGR	463	55	1999	255	37,144
FOP	52	30	1999	16	2,331
FSP	139	40	2011	56	8,157
TOTALS	2,463			2,136	311,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,136	126.1113	166.47	355,580	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2000 Heated Area: 1809 HX Base Yr 2000



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

2487 ROBERT OLIVER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		311,132
TOTAL MARKET OB/XF VALUE		6,013
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		667,145
SOH/AGL Deduction		408,505
ASSESSED VALUE		258,640
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,918
TOTAL JUST VALUE		667,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990057	NEW CONSTR	96,108	03/18/1999
B985015	NEW CONSTR	101,568	02/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1034	5/13/2025	LE	U	I	11	100
GRANTOR: BIANO PHILIP TIMOTHY						
GRANTEE: COCKRELL WENDY SUE						
0908/1734	11/22/1999	WD	Q	I		184,000
GRANTOR: ALMAND DORIS J						
GRANTEE: BIANCO PHILIP TIMOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 FSP=[YR=2011] W17 S2 E2 S7 E15 N9 $ S9 W15 N7 W2 N2 W8 S3 W2 S35 E2 S3 E7 FOP=[YR=1999] S4 E8 N7 W6 S2 W2 S1 $ N1 E2 N2 E6 S10 E11 FGR=[YR=1999] S10 E21 N23 W3 S2 W14 N4 W4 S15 $ N15 E4 S4 E14 N2 E3 N35 $.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	559.00	SF	6.50	6.50	100	1999	1999	3	75	2,725	
3	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1999	1999	3	75	453	

LAND DESCRIPTION

TOTAL OB/XF 6,013

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