LOT 42
EGANS LANDING PB 5/387-387B

BRODIE PAUL C
1363 CARL BETHLEHEM RD
AUBURN, GA 30011

2025

00-00-30-021L-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

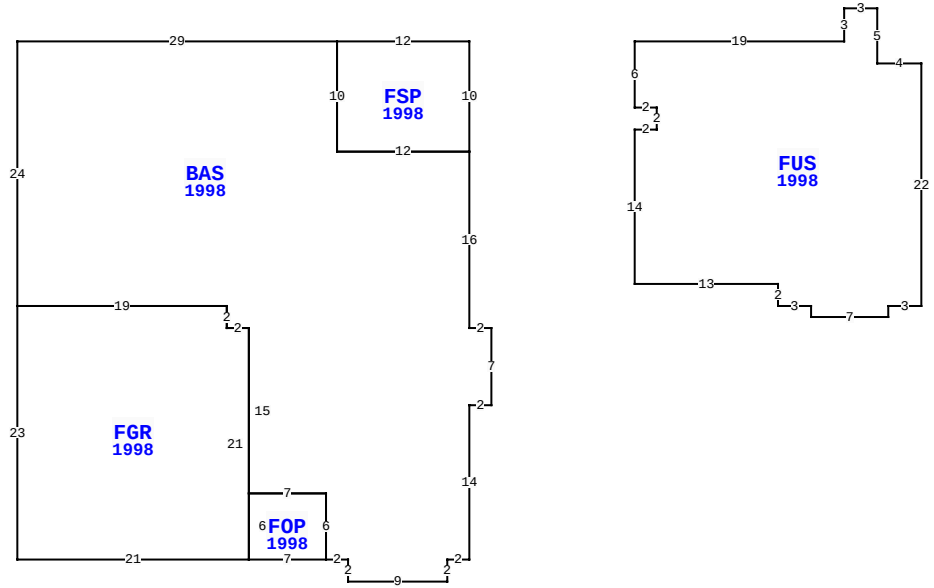
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,318	100	1998	1,318	192,077
FGR	479	55	1998	263	38,328
FOP	42	30	1998	13	1,895
FSP	120	40	1998	48	6,995
FUS	602	100	1998	602	87,732
TOTALS	2,561			2,244	327,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,244	126.9002	167.51	375,892	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 2025 Heated Area: 1920 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

3024 ROBERT OLIVER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	327,026
TOTAL MARKET OB/XF VALUE	6,796
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	683,822
SOH/AGL Deduction	0
ASSESSED VALUE	683,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	683,822
TOTAL JUST VALUE	683,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983828	NEW CONSTR	103,524	06/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2742/1820	10/10/2024	WD	U	I	16	690,000
GRANTOR: BRODIE PAUL C						
GRANTEE: BRODIE PAUL C						
2726/182	7/17/2024	FJ	U	I	11	0
GRANTOR: BRODIE PAUL M EST						
GRANTEE: BRODIE PAUL C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W12 BAS=[YR=1998] W29 S24 FGR=[YR=1998] S23 E21 FOP=[YR=1998] E7 N6 W7 S6 $ N21 W2 N2 W19 $ E19 S2 E2 S15 E7 S6 E2 S2 E9 N2 E2 N14 E2 N7 W2 N16 W12 N10 $ S10 E12 N10 $ PTR= E15 FUS=[YR=1998] E19 N3 E3 S5 E4 S22 W3 S1 W7 N1 W3 N2 W13 N14 E2 N2 W2 N6 $ 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	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	805.00	SF	6.50	6.50	100	1998	1998	3	73	3,820	
3	0810	CONCRETE A	0	0	0	0	37.00	SF	6.50	6.50	100	1998	1998	3	73	176	

LAND DESCRIPTION

TOTAL OB/XF 6,796

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 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