



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	13	LVT/LAMMT 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	1,450	100	1995	1,450	210,622
FGR	492	55	1995	271	39,364
FOP	44	30	1995	13	1,889
FSP	136	40	1995	54	7,844
FUS	473	100	1995	473	68,706
TOTALS	2,595			2,261	328,423

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	1,447.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,261	128.7034	169.89	384,121	1995	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 2024 Heated Area: 1923 HX Base Yr 2024											
2650 ROBERT OLIVER CT, FERNANDINA BEACH											
BLD DATE: 04/30/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		328,423	
TOTAL MARKET OB/XF VALUE		5,589	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		684,012	
SOH/AGL Deduction		35,815	
ASSESSED VALUE		648,197	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		597,475	
TOTAL JUST VALUE		684,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		629,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015049	CHNGE SRVC	0	05/01/2001
B959243	NEW CONSTR	70,325	08/11/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2616/1577	1/26/2023	WD	Q	I	02
GRANTOR: LABADIE STEVEN & SUSA					
GRANTEE: STOUT TERRY LEE & G					
2466/0691	5/27/2021	WD	Q	I	01
GRANTOR: FLACK DEBORAH					
GRANTEE: LABADIE STEVEN & SU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W15 FSP=[YR=1995] W17 S8 E17 N8 \$ S8 W17 N8 W12 S14 W3 S23 FGR=[YR=1995] S23 E21 N21 FOP=[YR=1995] E10 N5 W8 S3 W2 S2 \$ N2 W10 N3 W3 S3 W8 \$ E8 N3 E3 S3 E12 N3 E14 N3 E10 N31 \$ PTR= E15 FUS=[YR=1995] E3 N14 E12 S28 W4 S7 W2 S2 W9 N23 \$ W15 \$.											