LOT 51
IN OR 949/75
EGANS LANDING PB 387-387B

FLACK DEBORAH IRENE K/FLACK LEILA ELAINE
2649 ROBERT OLIVER COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0051-0000

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	11	CLAY TILE 100
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

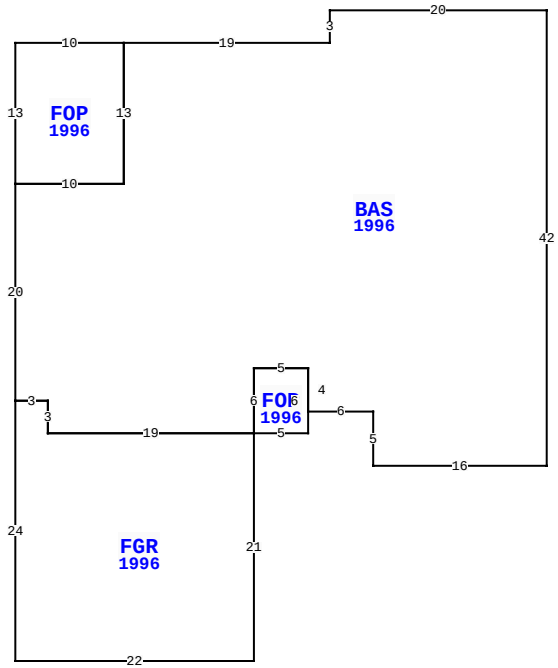
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,691	100	1996	1,691	263,934
FGR	471	55	1996	259	40,425
FOP	30	30	1996	9	1,404
FOP	130	30	1996	39	6,087
TOTALS	2,322			1,998	311,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	137.4940	181.49	362,617	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2022 Heated Area: 1691 HX Base Yr 2022



2649 ROBERT OLIVER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		311,851
TOTAL MARKET OB/XF VALUE		6,441
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		668,292
SOH/AGL Deduction		323,062
ASSESSED VALUE		345,230
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		239,508
TOTAL JUST VALUE		668,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062777	H/AC	4,950	12/21/2006
B959328	NEW CONSTR	72,970	12/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0949/0075	9/13/2000	QC	U	I	07	100
GRANTOR: FLACK DEBORAH IRENE K						
GRANTEE: FLACK DEBORAH I & L						
0828/1527	4/06/1998	QC	Q	I	06	100
GRANTOR: FLACK DEBORAH IRENE K						
GRANTEE: FLACK DEBORAH IRENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S3 W19 FOP=[YR=1996] W10 S13 E10 N13 $ S13 W10 S20 FGR=[YR=1996] S24 E22 N21 FOP=[YR=1996] E5 N6 W5 S6 $ W19 N3 W3 $ E3 S3 E19 N6 E5 S4 E6 S5 E16 N42 $.

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	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,338.00	SF	4.00	4.00	100	1996	1996	3	70	3,746	

LAND DESCRIPTION

TOTAL OB/XF 6,441

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