LOT 52
IN OR 2010/1438
EGANS LANDING PB 5/387-387B

DIRUGGIERO DOUGLAS C & KAREN K
101 SADDLE MOUNTAIN ROAD SE
ROME, GA 30161

2025

00-00-30-021L-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

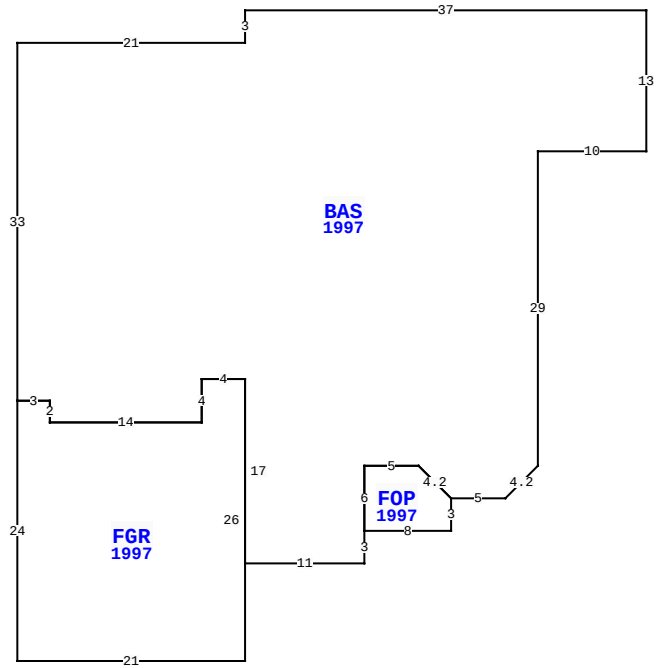
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	2,100	100	1997	2,100	314,737
FGR	484	55	1997	266	39,867
FOP	44	30	1997	13	1,949
TOTALS	2,628			2,379	356,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,379	130.5066	172.27	409,830	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 0 Heated Area: 2100 HX Base Yr



2635 ROBERT OLIVER CT, 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	356,552
TOTAL MARKET OB/XF VALUE	17,301
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	723,853
SOH/AGL Deduction	191,082
ASSESSED VALUE	532,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,771
TOTAL JUST VALUE	723,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	613,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091773	H/AC	9,500	12/29/2009
20042069	XFOB	1,000	11/03/2004
B990942	SWIM POOL	22,925	07/29/1999
B9710607	XFOB	1,577	07/16/1997
B9610204	NEW CONSTR	103,908	12/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/1438	10/15/2015	WD	Q	I	01	345,000
GRANTOR: SMITH RICHARD R JR &						
GRANTEE: DIRUGGIERO DOUGLAS						
1373/0322	12/12/2005	WD	Q	I		475,000
GRANTOR: BROWN TOM C						
GRANTEE: SMITH RICHARD R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W37 S3 W21 S33 FGR=[YR=1997] S24 E21 N26 W4 S4 W14 N2 W3$ E3 S2 E14 N4 E4 S17 E11 N3 FOP=[YR=1997] E8 N3 U3 L3 W5 S6 $ N6 E5 D3 R3 E5 U3 R3 N29 E10 N13 $.

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	0	0	0	754.00	SF	5.20	5.20	100	1997	1997	3	72	2,823	
3	0810	CONCRETE A	0	0	0	0	218.00	SF	6.50	6.50	100	1997	1997	3	72	1,020	
4	0861	POOL GUNIT	0	0	0	0	232.00	SF	85.00	85.00	100	1999	1999	3	21	4,141	
5	0845	KOOL DECK	0	0	0	0	714.00	SF	7.25	7.25	100	1999	1999	3	75	3,882	
6	0910	SCRN RM L	0	0	0	0	680.00	SF	15.00	15.00	100	1999	1999	3	20	2,040	
7	0911	SCRN RM A	0	0	10	18	180.00	SF	17.50	17.50	100	1997	1997	3	20	630	

LAND DESCRIPTION

TOTAL OB/XF 17,301

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 03/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS