LOT 54
EGANS LANDING PB 5/387-387B

BOVELL STEVE A & KAREN K
7090 SPIRIT ECHO WAY
OOLTEWAH, TN 37363

2025

00-00-30-021L-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

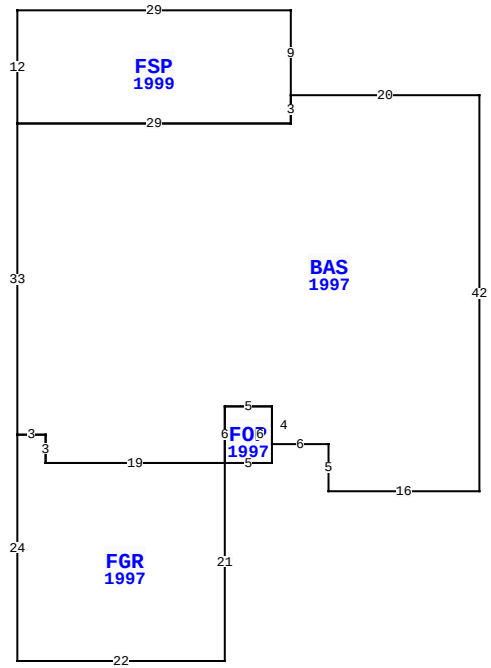
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,821	100	1997	1,821	262,218
FGR	471	55	1997	259	37,295
FOP	30	30	1997	9	1,296
FSP	348	40	1999	139	20,015
TOTALS	2,670			2,228	320,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,228	126.1113	166.47	370,895	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 1821 HX Base Yr



2619 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	320,824
TOTAL MARKET OB/XF VALUE	6,451
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	677,275
SOH/AGL Deduction	98,130
ASSESSED VALUE	579,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	579,145
TOTAL JUST VALUE	677,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990650	ADDITION	4,985	06/11/1999
B9610082	NEW CONSTR	93,432	10/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1407	1/07/2021	WD	Q	I	01	452,100
GRANTOR: MYERS SUZANNE &CHRIST						
GRANTEE: BOVELL STEVE A & KA						
2405/1152	10/27/2020	FJ	U	I	11	100
GRANTOR: ORTWEIN HENRY M JR ES						
GRANTEE: MYERS SUZANNE & MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 FSP=[YR=1999] N9 W29 S12 E29 N3 $ S3 W29 S33 FGR=[YR=1997] S24 E22 N21 FOP=[YR=1997] 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	0	0	0	1,215.00	SF	4.00	4.00	100	1997	1997	3	72	3,499	
3	0810	CONCRETE A	0	0	0	0	40.00	SF	6.50	6.50	100	1997	1997	3	72	187	

LAND DESCRIPTION

TOTAL OB/XF 6,451

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