LOT 57
EGANS LANDING PB 5/387-387B

KAPLAN GARY L/KELLY SHEILA A
3812 27TH ST N
ARLINGTON, VA 22207

2025

00-00-30-021L-0057-0000

BUILDING CHARACTERISTICS

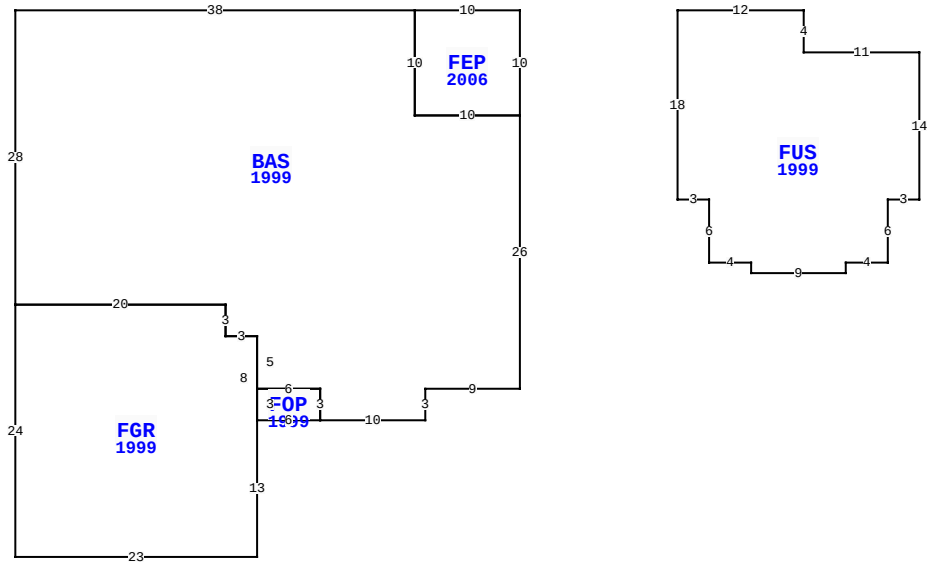
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,483	100	1999	1,483	217,365
FEP	100	80	2006	80	11,726
FGR	543	55	1999	299	43,824
FOP	18	30	1999	5	733
FUS	481	100	1999	481	70,501
TOTALS	2,625			2,348	344,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,348	126.9002	167.51	393,313	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 0% - 0 Heated Area: 1964 HX Base Yr



2611 ROBERT OLIVER CT, FERNANDINA BEACH

BLD DATE			LGL DATE		
XF DATE	02/01/2007	KK	LAND DATE	04/30/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,149
TOTAL MARKET OB/XF VALUE	10,076
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	704,225
SOH/AGL Deduction	83,903
ASSESSED VALUE	620,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	620,322
TOTAL JUST VALUE	704,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061650	REMODEL	300	07/12/2006
20061147	XFOB	14,348	05/24/2006
B984278	NEW CONSTR	107,568	09/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1679	7/06/2021	WD	Q	I	02	575,000
GRANTOR: SHELTON JERRY CLARE						
GRANTEE: KAPLAN GARY L & SHE						
1947/0919	10/31/2014	WD	Q	I	01	382,000
GRANTOR: ALLISON SARA G REVOCA						
GRANTEE: SHELTON JERRY CLARE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2006] W10 BAS=[YR=1999] W38 S28 FGR=[YR=1999] S24 E23 N13 FOP=[YR=1999] E6 N3 W6 S3 $ N8 W3 N3 W20 $ E20 S3 E3 S5 E6 S3 E10 N3 E9 N26 W10 N10 $ S10 E10 N10 $ PTR= E15 FUS=[YR=1999] E12 S4 E11 S14 W3 S6 W4 S1 W9 N1 W4 N6 W3 N18 $ 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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	753.00	SF	6.50	6.50	100	1999	1999	3	75	3,671	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1999	1999	3	75	336	
4	0911	SCRN RM A	0	0	12	16	192.00	SF	17.50	17.50	100	2006	2006	3	24	806	
5	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	2006	2006	3	86	1,073	
6	0855	CONC PAVER	0	0	0	0	220.00	SF	7.00	7.00	100	2008	2008	3	88	1,355	

LAND DESCRIPTION

TOTAL OB/XF 10,076

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