

ROSTAD VIRGENE C TRUST/ROSTAD VIRGENE C TRUSTEE
2812 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

00-00-30-021L-0068-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1076.00

TOTAL GROSS AREATOT ADJ AREASUBAREA MARKET VALUE

BAS1,66410019971,664236,185

FEP1178020119413,342

FGR45255199724935,342

FOP35301997101,419

FUS504100201850471,536

STR361020184567

TOTALS2,8082,525358,393

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199719973792,765

20812CONCRETE C0100001,239.00SF4.004.00100199719973723,568

30830FLAGSTONE010000240.00SF12.0012.00100200520053842,419

LAND DESCRIPTIONTOTAL OB/XF8,752

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDOTADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-20.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE01/18/2024BYKBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % CONDO

0900012,525124.3104164.09414,3271997199700013.5086.50

1 SNGL FAM - 100% - 2018 Heated Area: 2168 HX Base Yr 2018

S21 E6
S1 E10
W9
E6
W2
S4
W2
S3
E12
N3
W12
N3
W4\$
E18
N4
E10
FOP=[YR=1997]
S5
E7
N5
W7\$
E7
S5
E4
S2
E6
N2
E3
N26
W9
N13\$
S13
E9N13\$
PTR=E15
FUS=[YR=2018]
S22
E6
S2
E10
N2
E6
N22
W22\$
W15\$.
BAS
1997
FEP
2011
FGR
1997
FOP
1997
FUS
2018
STR
2018

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VALUATION BY TAX DIST:

Tax Group: 2

BUILDING MARKET VALUE358,393

TOTAL MARKET OB/XF VALUE8,752

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE717,145

SOH/IAGL Deduction357,796

ASSESSED VALUE359,349

TOTAL EXEMPTION VALUEHX HB WX55,722

BASE TAXABLE VALUE303,627

TOTAL JUST VALUE717,145

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE600,248

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2257/02121/30/2019SWUII11100

GRANTOR: ROSTAD VIRGENE C

GRANTEE: ROSTAD VIRGENE C TR

1278/138412/06/2004WDQUII316,000

GRANTOR: KECK WILBUR H

GRANTEE: ROSTAD THOMAS & VIR

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W9 BAS=[YR=1997] W39 S38 FGR=[YR=1997] S21 E6 S1 E10 N1 E6 N25 W4 S4 W2 STR=[YR=2018] W12 S3 E12 N3\$ S3 W12 N3 W4\$ E18 N4 E10 FOP=[YR=1997] S5 E7 N5 W7\$ E7 S5 E4 S2 E6 N2 E3 N26 W9 N13\$ S13 E9N13\$ PTR=E15 FUS=[YR=2018] S22 E6 S2 E10 N2 E6 N22 W22\$ W15\$.