

LOT 70
IN OR 2207/1211
EGANS LANDING PB 5/387-387B

ERICSON MARK & GEORGENE
2796 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0070-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

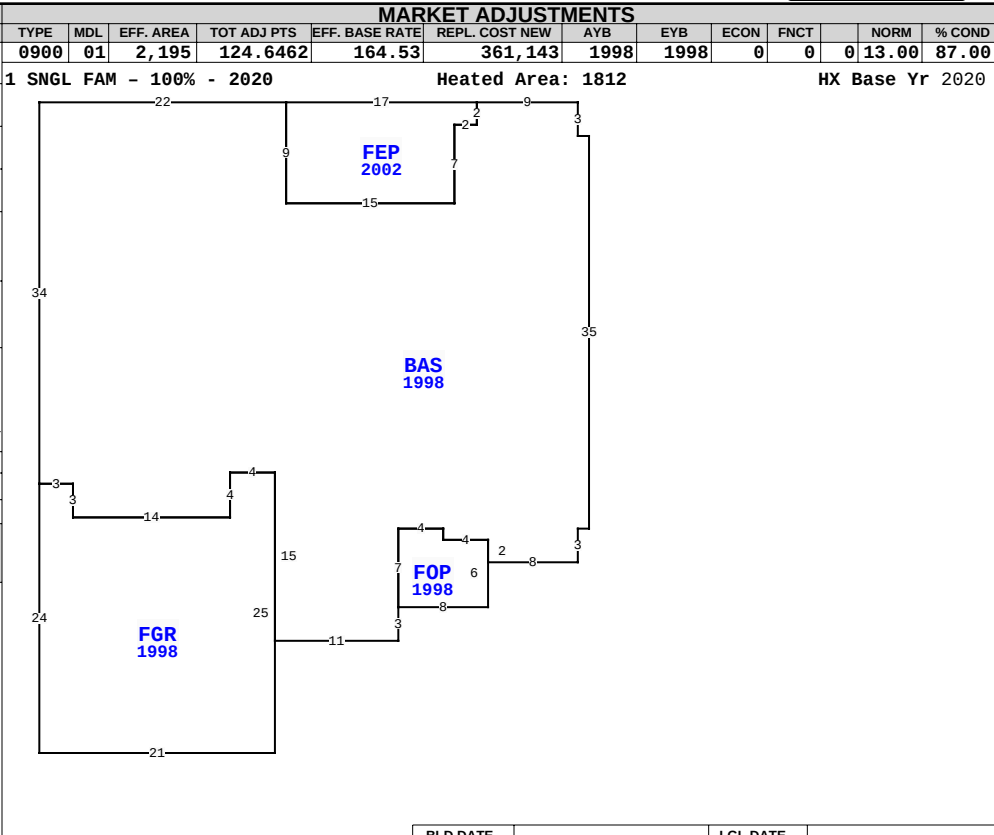
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1076.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1998	1,812	259,371
FEP	139	80	2002	111	15,889
FGR	466	55	1998	256	36,644
FOP	52	30	1998	16	2,290

TOTALS	2,469			2,195	314,194
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50
4	0845	KOOL DECK	0	100	0	0	279.00	SF	7.25
5	0858	SCULP CONC	0	100	0	0	126.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00



2796 ROBERT OLIVER AVE, FERNANDINA BEACH	BLD DATE		LGL DATE	04/30/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
9,846									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					314,194				
TOTAL MARKET OB/XF VALUE					9,846				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					674,040				
SOH/AGL Deduction					334,585				
ASSESSED VALUE					339,455				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					288,733				
TOTAL JUST VALUE					674,040				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					567,847				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210747	REPAIR/RRF	0	11/01/2021
0021214	ADDITION	7,000	07/16/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2207/1211	6/29/2018	WD	Q	I	02	380,000	
GRANTOR: SOCARRAS JOSE A & ALE							
GRANTEE: ERICSON MARK & GEOR							
1874/0405	8/14/2013	WD	Q	I	02	305,000	
GRANTOR: BAKEWELL RICHARD B &							
GRANTEE: SOCARRAS JOSE A & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W1 N3 W9 FEP=[YR=2002] W17 S9 E15 N7 E2 N2 \$ S2 W2 S7 W15 N9 W22 S34 FGR=[YR=1998] S24 E21 N25 W4 S4 W14 N3 W3 \$ E3 S3 E14 N4 E4 S15 E11 N3 FOP=[YR=1998] E8 N6 W4 N1 W4 S7 \$ N7 E4 S1 E4 S2 E8 N3 E1 N35 \$.									