

EVANS ROBERT HENRY & MARTHA C REV TRUST
4935 VICTORIA LANDING CT
FERNANDINA BEACH, FL 32034

00-00-30-087L-0003-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8			
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 8					Tax Dist:										
BUILDING MARKET VALUE										811,454					
TOTAL MARKET OB/XF VALUE										26,998					
TOTAL LAND VALUE - MARKET										200,000					
TOTAL MARKET VALUE										1,038,452					
SOH/AGL Deduction										686,598					
ASSESSED VALUE										351,854					
TOTAL EXEMPTION VALUE					HX HB					50,722					
BASE TAXABLE VALUE										301,132					
TOTAL JUST VALUE										1,038,452					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										737,032					
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
B0412464				XFOB				6,759		03/01/2004					
R035104				REPAIR/RRF				7,000		05/01/2003					
R035105				REPAIR/RRF				900		05/01/2003					
B0210303				XFOB				5,900		10/01/2002					
B0210176				NEW CONSTR				400,000		09/01/2002					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1794/1218		5/11/2012		WD	U	I	30	100							
GRANTOR: EVANS ROBERT & MARTHA															
GRANTEE: THE ROBERT HENRY EV															
1794/1216		5/11/2012		WD	U	I	38	465,000							
GRANTOR: FLYNN JOHN R & MARILY															
GRANTEE: EVANS ROBERT & MART															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2003;ORIG=-70,9] S44 E3 E42 S1 E11 S2 E14 N11 N36 W24 S2 W5 S3 W6 S4 W18 N4 W3 N5 W14 \$															
BAS=[YR=2003;ORIG=0,-15] N21 E1 N2 E12 S4 E27 N3 E5 N6 W5 N3 W27 S3 W19 S9 W6 S2 W14 S17 E26 \$															
FGR=[YR=2003;ORIG=-25,62] S28 E25 N34 W14 N2 W11 S8 \$															
FOP=[YR=2003;ORIG=-14,3] W45 S6 E3 S5 E3 S4 E18 N4 E6 N3 E5 N2 E10 N6 \$															
FOP=[YR=2003;ORIG=-67,53] S9 E42 N9 W42 \$															
UOP=[YR=2003;ORIG=-14,-5] W45 S8 E45 N8 \$															
UOP=[YR=2003;ORIG=0,0] W6 N1 W3 N4 W5 S8 S6 E14 N9 \$															
FDS=[YR=2003;ORIG=19,0] N4 E11 S13 W11 N9 \$															
UOP=[YR=2003;ORIG=-59,3] N8 W5 S2 W6 S12 E11 N6 \$															
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
00,000															
Common: 200,000															
PRINTED 07/30/2025 BY SYS															