BLOCK 24 LOT 4
IN OR 2189/258
ESMT OR 1452/156

DOYLE BRENDAN &/DILLON ANNE
PO BOX 16449
FERNANDINA BEACH, FL 32035

2025

00-00-31-102P-0024-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

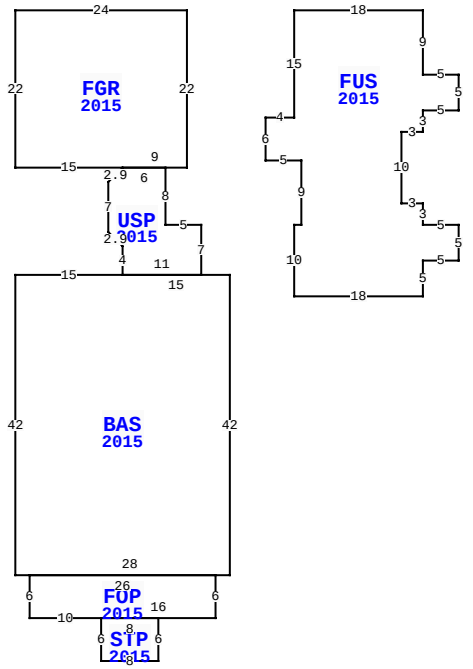
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2015	1,260	279,491
FGR	528	55	2015	290	64,327
FOP	156	30	2015	47	10,426
FUS	755	100	2015	755	167,472
STP	48	10	2015	5	1,109
USP	143	30	2015	43	9,539
TOTALS	2,890			2,400	532,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,400	146.2405	231.06	554,544	2015	2015	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2019 Heated Area: 2015 HX Base Yr 2019



1637 OLMSTED LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		532,362
TOTAL MARKET OB/XF VALUE		2,230
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		734,592
SOH/AGL Deduction		284,641
ASSESSED VALUE		449,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		399,229
TOTAL JUST VALUE		734,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152891	SCRNRM	10,535	12/14/2015
20150107	CO ISSUED	0	11/20/2015
20151541	GARAGE	22,878	07/01/2015
20150107	NEW CONSTR	163,000	01/16/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0258	4/09/2018	WD	Q	I	02	470,000
GRANTOR: GANZEL ROGER A & DIAN						
GRANTEE: DOYLE BRENDAN & ANN						
1856/0486	5/13/2013	WD	Q	V	02	64,000
GRANTOR: SHAW JACK L & TIFFANY						
GRANTEE: GANZEL ROGER A & DI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W24 S22 E15 USP=[YR=2015] D2 L2 S7 R2 D2 S4 BAS=[YR=2015] W15 S42 E2 FOP=[YR=2015] S6 E10 STP=[YR=2015] S6 E8 N6 W8$ E16 N6 W26$ E28 N42 W15$ E11 N7 W5 N8 W6$ E9 N22$ PTR=E15 FUS=[YR=2015] E18 S9 E5 S5 W5 S3 W3 S10 E3 S3 E5 S5 W5 S5 W18 N10 E1 N9 W5 N6 E4 N15$ 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	0855	CONC PAVER	0	100	0	0	68.00	SF	7.00	7.00	100	2015	2015	3	95	452	
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2015	2015	3	95	1,778	

LAND DESCRIPTION

TOTAL OB/XF 2,230

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	100		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS