BLOCK A LOT 4 & PT LOT 5
IN OR 2639/903
EGANS LANDING #2 PB 7/108

ROBERTO FAMILY REV LVNG TRUST/ROBERTO FRANK TRUSTE
2504 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-124L-000A-0040**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

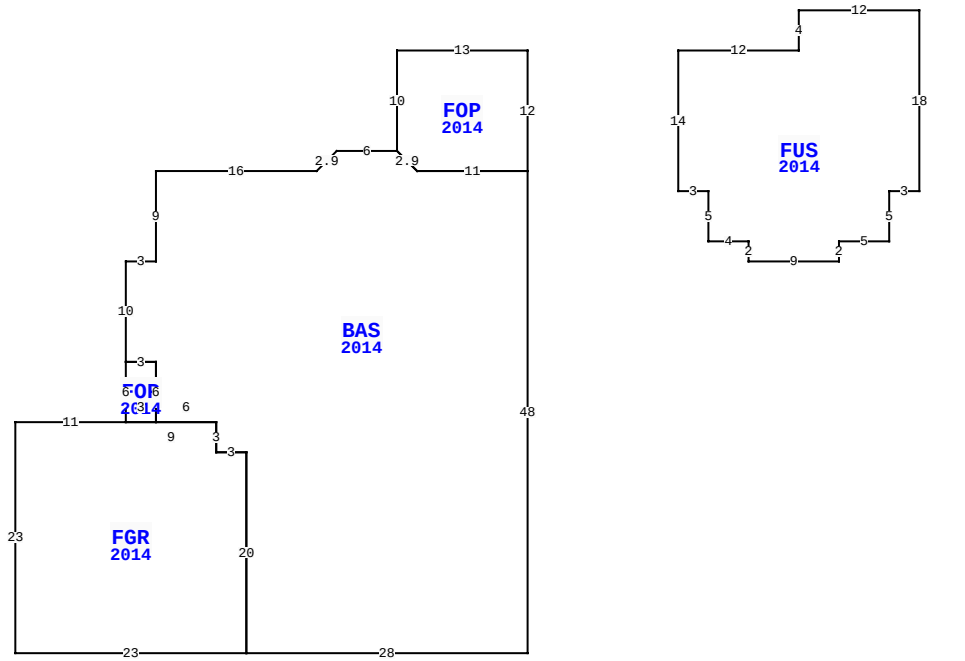
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1106.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,624 | 100 | 2014 | 1,624 | 260,795 |
| FGR | 520 | 55 | 2014 | 286 | 45,928 |
| FOP | 18 | 30 | 2014 | 5 | 803 |
| FOP | 154 | 30 | 2014 | 46 | 7,387 |
| FUS | 492 | 100 | 2014 | 492 | 79,010 |
| TOTALS | 2,808 | | | 2,453 | 393,922 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,453 | 128.0640 | 169.04 | 414,655 | 2014 | 2014 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SNGL FAM – 100% - 2020 Heated Area: 2116 HX Base Yr 2020




2504 ROBERT OLIVER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 393,922 |
| TOTAL MARKET OB/XF VALUE | | 12,776 |
| TOTAL LAND VALUE - MARKET | | 350,000 |
| TOTAL MARKET VALUE | | 756,698 |
| SOH/AGL Deduction | | 277,638 |
| ASSESSED VALUE | | 479,060 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 428,338 |
| TOTAL JUST VALUE | | 756,698 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 677,040 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| BLDR-2025-1 | WE ARE BUILDING A | 25,850 | 05/28/2025 |
| 20131758 | NEW CONSTR | 227,759 | 07/25/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2639/903 | 4/04/2023 | QC | U | I | 11 | 100 |
| GRANTOR: KELL HARRY KENNETH & | | | | | | |
| GRANTEE: ROBERTO FRANK & KEL | | | | | | |
| 2590/0487 | 9/09/2022 | WD | U | I | 11 | 100 |
| GRANTOR: ROBERTO FRANK & KELLY | | | | | | |
| GRANTEE: ROBERTO FAMILY REV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2014] W13 S10 BAS=[YR=2014] W6 D2 L2 W16 S9 W3 S10 FOP=[YR=2014] S6 FGR=[YR=2014] W11 S23 E23 N20 W3 N3 W9$ E3 N6 W3$ E3 S6 E6 S3 E3 S20 E28 N48 W11 U2 L2 $ D2 R2 E11 N12$ PTR=E15 FUS=[YR=2014] E12 N4 E12 S18 W3 S5 W5 S2 W9 N2 W4 N5 W3 N14$ 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,474.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 94 | 7,205 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 80 | 3 | 240.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 94 | 1,466 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 38 | 3 | 114.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 94 | 697 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 518.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 94 | 3,408 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,776

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS