LOT 2
EGANS LANDING PHASE II REPLAT
BLOCK B PB 8/120

BELLOWS BRENT & ASHLEY
2648 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-125B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

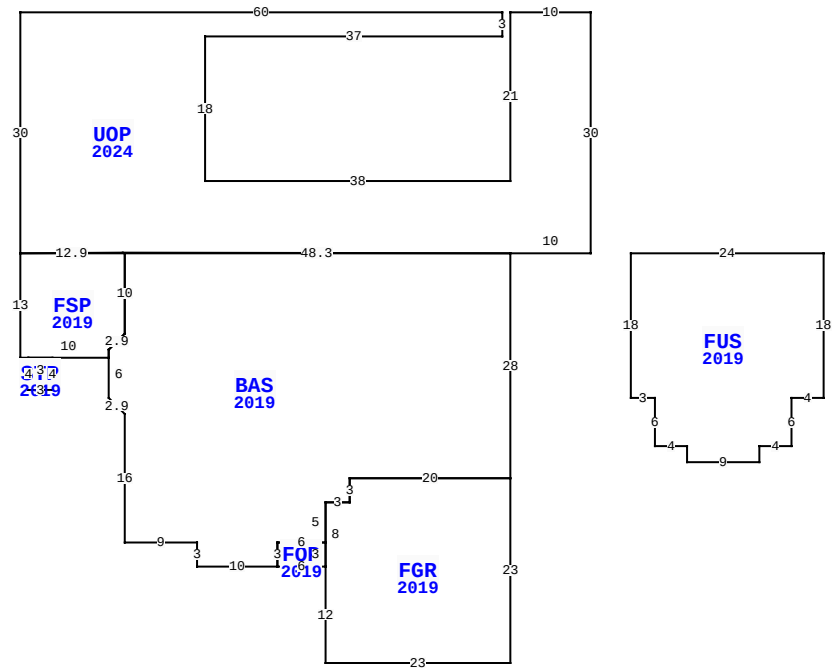
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1106.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	2019	1,599	370,097
FGR	520	55	2019	286	66,197
FOP	18	30	2019	5	1,157
FSP	165	40	2019	66	15,276
FUS	552	100	2019	552	127,763
STP	12	10	2019	1	231
UOP	1,440	20	2024	288	66,659
TOTALS	4,306			2,797	647,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,797	150.2496	237.39	663,980	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 0% - 2023 Heated Area: 2151 HX Base Yr



2648 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	647,380
TOTAL MARKET OB/XF VALUE	106,604
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	1,103,984
SOH/AGL Deduction	54,506
ASSESSED VALUE	1,049,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,049,478
TOTAL JUST VALUE	1,103,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	976,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230009	SCREEN ENCLOSURE	29,400	01/17/2023
20222572	SWIM POOL	68,752	11/16/2022
20182462	NEW CONSTR	282,334	07/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0164	2/17/2022	WD	Q	I	01	859,900
GRANTOR: J&SL TRUST, JOHN L LO						
GRANTEE: BELLOWS BRENT & ASH						
2229/1455	10/09/2018	WD	U	V	11	100
GRANTOR: SURF HOME BUILDERS						
GRANTEE: J&SL TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W48 S10 D2L2 S6 D2R2 S16 E9 S3 E10 N3 E6 N5 E3 N3 E20 N28 $
FUS=[YR=2019;ORIG=15,0] E24 S18 W4 S6 W4 S2 W9 N2 W4 N6 W3 N18 $
FGR=[YR=2019;ORIG=-23,39] S12 E23 N23 W20 S3 W3 S8 $
FSP=[YR=2019;ORIG=-48,0] W13 S13 E1 E10 N1 U2R2 N10 $
FOP=[YR=2019;ORIG=-29,39] E6 N3 W6 S3 $
STP=[YR=2019;ORIG=-60,13] S4 E3 N4 W3 $
PTR=[ORIG=0,0] E15 W15 $
UOP=[YR=2024;ORIG=-61,0] U0.1R12.9 D0.1R48.3 E10 N30 W10 S21 W38 N18 E37 N3 W60 S30 $
.

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	0812	CONCRETE C	0	0	0	0	2,073.00	SF	4.00	4.00	100	2019	2019	3	97	8,043	
2	0810	CONCRETE A	0	0	33	4	132.00	SF	6.50	6.50	100	2019	2019	3	97	832	
3	0855	CONC PAVER	0	0	36	3	108.00	SF	10.00	10.00	100	2019	2019	3	97	1,048	
4	0855	CONC PAVER	0	0	0	0	200.00	SF	10.00	10.00	100	2019	2019	3	97	1,940	
5	0861	POOL GUNIT	1	0	0	0	680.00	SF	85.00	85.00	100	2024	2023		98	56,644	
6	0871	POOL HTR R	1	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0911	SCRN RM A	1	0	71	30	2,130.00	SF	17.50	17.50	100	2024	2023		97	36,157	

LAND DESCRIPTION

TOTAL OB/XF 106,604

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	0		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 08/09/2023 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS