LOT 6 & PT OF LOT 5
IN OR 2461/1317
EGANS LANDING PB 5/387-387B

EVANS RITA L REV LIV TRUST/EVANS RITA L TRUSTEE
228 CLAREMORE DRIVE
WOODSTOCK, GA 30188

2026

00-00-30-021L-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

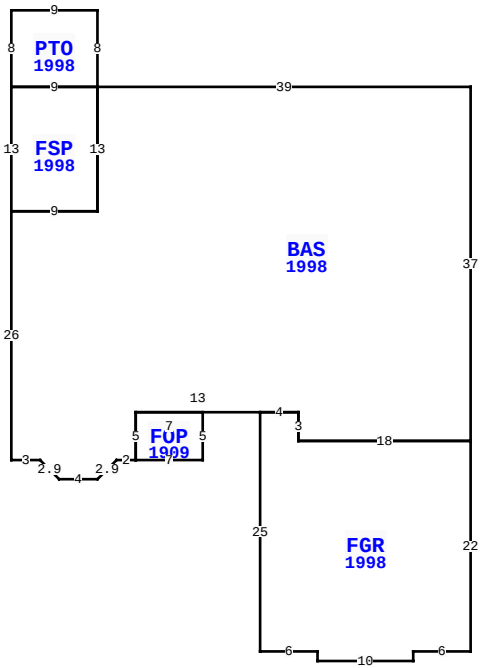
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,646	100	1998	1,646	213,801
FGR	506	55	1998	278	36,109
FOP	35	30	1909	10	1,299
FSP	117	40	1998	47	6,105
PTO	72	5	1998	4	519
TOTALS	2,376			1,985	257,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	107.4080	149.30	296,360	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM 0% - 0 Heated Area: 1646 HX Base Yr



2995 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,833
TOTAL MARKET OB/XF VALUE	3,024
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	610,857
SOH/AGL Deduction	16,465
ASSESSED VALUE	594,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	594,392
TOTAL JUST VALUE	610,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	641,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983506	NEW CONSTR	90,612	04/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1317	5/14/2021	WD	Q	I	01	528,000
GRANTOR: SALVISBURG LORI A						
GRANTEE: EVANS RITA L REVOCA						
2183/0386	3/12/2018	WD	Q	I	02	375,000
GRANTOR: MARKS ELIZABETH MARIE						
GRANTEE: SALVISBURG LORI A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W39 PTO=[YR=1998] N8 W9 S8 FSP=[YR=1998] S13 E9 N13 W9 $ E9 $ S13 W9 S26 E3 D2 R2 E4 U2 R2 E2 FOP=[YR=1909] E7 N5 W7 S5 $ N5 E13 FGR=[YR=1998] S25 E6 S1 E10 N1 E6 N22 W18 N3 W4 $ E4 S3 E18 N37 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
3	0911	SCRN RM A	0	0	9	8	72.00	SF	18.00	18.00	100	1998	1998	3	20	259	

LAND DESCRIPTION

TOTAL OB/XF 3,024

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	0003	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS