

LOT 12
IN OR 2030/1709
EGANS LANDING PB 5/387-387B

PICARD LAWRENCE G JR/NESSMITH-PICARD MELINDA
2845 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0012-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	12	HARDWOOD 30			
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	1076.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1998	1,490	193,482
FGR	515	55	1998	283	36,749
FOP	44	30	1998	13	1,688
FUS	473	100	1998	473	61,421
PTO	16	5	2005	1	130
PTO	16	5	2005	1	130
SFB	271	80	2005	217	28,178
TOTALS	2,825			2,478	321,777

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,478	108.0000	150.12	371,997	1998	1998	0	0	0 13.50	86.50

1 SNGL FAM

100% - 2017

Heated Area: 2180

HX Base Yr 2017

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: BAS 1998 (a large central area), FGR 1998 (a large area at the bottom), FOP 1998 (a small area at the bottom left), FUS 1998 (a rectangular area on the right), SFB 2005 (a small area at the top left), and PTO 2005 (a small area at the top right). Dimensions are provided for various sections of the building, such as 15, 31, 10, 3, 6, 8, 3, 13, 3, 3, 8, 10, 2, 11, 2, 21, 22, 23, 14, 4, 23, 12, 14, 3, 23, 4, 7, 2, 9, 19, 2, 15, 7, 3, 9, 14, 4,