LOT 14
EGANS LANDING PB 5/387-387B

SHUSTED ERIK & RORY TOMLIN
10450 OXFORD MILL CIRCLE
ALPHARETTA, GA 30022

2026

00-00-30-021L-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	11	CLAY TILE 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

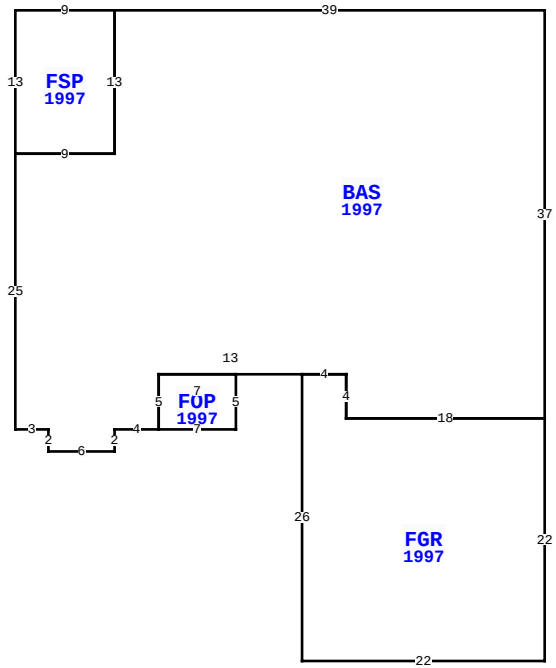
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1997	1,616	213,732
FGR	500	55	1997	275	36,371
FOP	35	30	1997	10	1,323
FSP	117	40	1997	47	6,216
TOTALS	2,268			1,948	257,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,948	110.6420	153.79	299,583	1997	1997	0	0	0	14.00	86.00

1 SNGL FAM 0% - 2026 Heated Area: 1616 HX Base Yr



2825 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,641
TOTAL MARKET OB/XF VALUE	2,695
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	610,336
SOH/AGL Deduction	0
ASSESSED VALUE	610,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	610,336
TOTAL JUST VALUE	610,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	CONVERT EXISTING	9,500	05/28/2025
B9701381	NEW CONSTR	80,668	03/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2784/726	4/30/2025	WD	Q	I	01	675,000
GRANTOR: BOUTON GEORGE G						
GRANTEE: SHUSTED ERIK & RORY						
2745/1275	10/23/2024	WD	U	I	11	100
GRANTOR: HICKMAN STEPHEN M						
GRANTEE: BOUTON GEORGE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W39 S13 W9 S25 E3 S2 E6 N2 E4 N5 E13 E4 S4 E18 N37 $
FGR=[YR=1997;ORIG=-22,33] S26 E22 N22 W18 N4 W4 $
FSP=[YR=1997;ORIG=-39,0] W9 S13 E9 N13 $
FOP=[YR=1997;ORIG=-35,38] E7 N5 W7 S5 $
.

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	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS