LOT 18
IN OR 2441/14
EGANS LANDING PB 5/387-387B

HUTZELL CRAIG LEE & MARY KATHRYN
2787 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

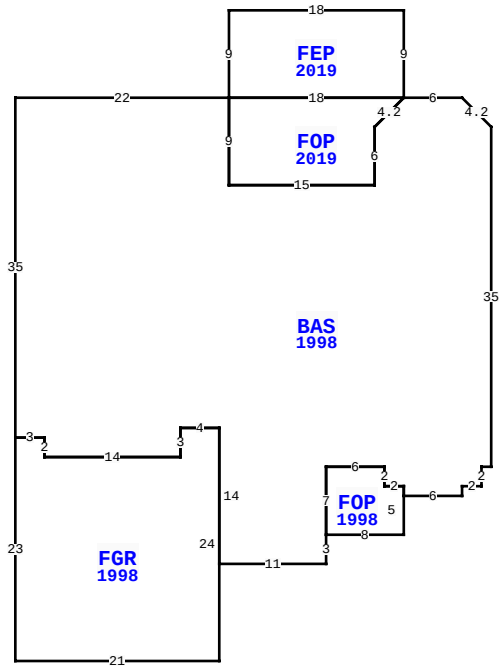
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,815	100	1998	1,815	242,310
FEP	162	80	2019	130	17,355
FGR	459	55	1998	252	33,643
FOP	52	30	1998	16	2,136
FOP	140	30	2019	42	5,607
TOTALS	2,628			2,255	301,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,255	111.0340	154.34	348,037	1998	1998	0	0	0	13.50	86.50

1 SNGL FAM 100% - 2022 Heated Area: 1815 HX Base Yr 2022



2787 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		301,052
TOTAL MARKET OB/XF VALUE		3,786
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		654,838
SOH/AGL Deduction		222,866
ASSESSED VALUE		431,972
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		380,561
TOTAL JUST VALUE		654,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190473	GLASROOM	27,275	08/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0014	3/09/2021	WD	Q	I	01	582,000
GRANTOR: BRIEN GARY J & HEIDI						
GRANTEE: HUTZELL CRAIG LEE &						
2106/0463	3/02/2017	WD	Q	I	01	346,000
GRANTOR: YUDT MICHAEL F & KATH						
GRANTEE: BRIEN GARY J & HEID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] L3 U3 W6 FEP=[YR=2019] N9 W18 S9 FOP=[YR=2019] S9 E15 N6 U3 R3 W18$ E18$ D3 L3 S6 W15 N9 W22 S35 FGR=[YR=1998] S23 E21 N24W4 S3 W14 N2 W3 $ E3 S2 E14 N3E4 S14 E11 N3 FOP=[YR=1998] E8 N5 W2N2 W6 S7 $ N7 E6 S2 E2 S1 E6 N1 E2 N2 E1 N35 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
4	1242	WD DECK A	0	100	0	0	378.00	SF	10.00	10.00	100	2008	2008	3	27	1,021	

LAND DESCRIPTION

TOTAL OB/XF 3,786

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	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