LOT 29 (EX S'LY 1.19')
IN OR 2018/795
EGANS LANDING PB 5/387/387B

DAILEY FAMILY TRUST/DAILEY FRED D JR TRUSTEE
2601 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0029-0000

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 80
Interior Floo	11	CLAY TILE 20
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

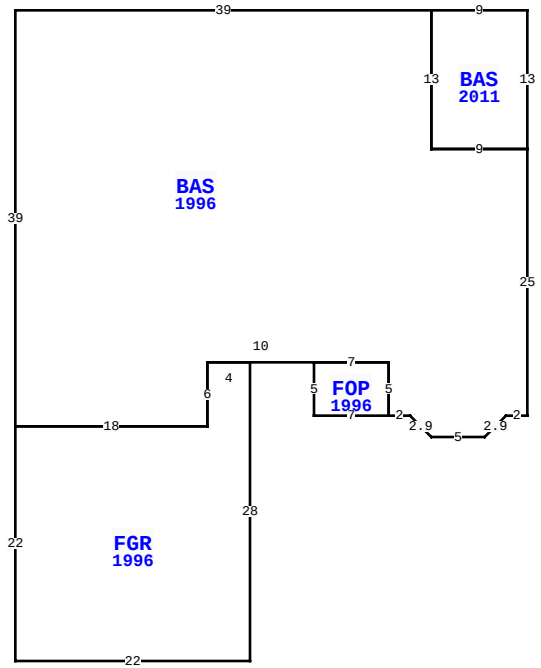
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100	1996	1,654	216,239
BAS	117	100	2011	117	15,296
FGR	508	55	1996	279	36,476
FOP	35	30	1996	10	1,307
TOTALS	2,314			2,060	269,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,060	109.3680	152.02	313,161	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM 100% - 2016 Heated Area: 1771 HX Base Yr 2016



2601 ROBERT OLIVER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,318
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		621,978
SOH/AGL Deduction		299,491
ASSESSED VALUE		322,487
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,076
TOTAL JUST VALUE		621,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102209	REMODEL	500	12/30/2010
20102203	GAS	300	12/29/2010
20102194	H/AC	3,750	12/28/2010
20102056	ADDITION	65,000	12/01/2010
20060053	DEMOLITION	0	01/11/2006
B969872	NEW CONSTR	76,768	06/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0795	12/09/2015	WD	U	I	11	100
GRANTOR: DAILEY FRED D JR & BA						
GRANTEE: DAILEY FAMILY TRUST						
1218/1132	3/29/2004	WD	Q	I		273,000
GRANTOR: COOPER KITTY S						
GRANTEE: DAILEY FRED D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W9 BAS=[YR=1996] W39 S39 FGR=[YR=1996] S22 E22 N28 W4 S6 W18 $ E18 N6 E10 FOP=[YR=1996] S5 E7 N5 W7 $ E7 S5 E2 D2 R2 E5 U2 R2 E2 N25 W9 N13 $ S13 E9 N13 $.

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	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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