LOT 32
EGANS LANDING PB 5/387-387B

SWANSON AMY LIVING TRUST
2545 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

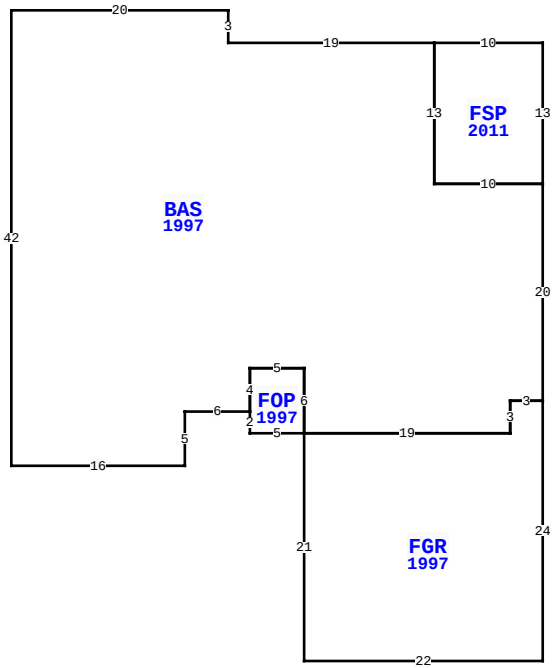
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,691	100	1997	1,691	233,961
FGR	471	55	1997	259	35,834
FOP	30	30	1997	9	1,245
FSP	130	40	2011	52	7,195
TOTALS	2,322			2,011	278,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	115.7380	160.88	323,530	1997	1997	0	0	0	14.00	86.00

1 SNGL FAM 100% - 2024 Heated Area: 1691 HX Base Yr 2024



2545 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		278,236
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		630,931
SOH/AGL Deduction		35,026
ASSESSED VALUE		595,905
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		544,494
TOTAL JUST VALUE		630,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710550	NEW CONSTR	93,432	06/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1535	12/04/2023	SW	U	I	11	100
GRANTOR: SWANSON AMY BETH						
GRANTEE: SWANSON AMY LIVING						
2636/392	4/26/2023	WD	Q	I	02	750,000
GRANTOR: LINDSAY GAYLE JOY TRU						
GRANTEE: SWANSON AMY BETH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W10 BAS=[YR=1997] W19 N3 W20 S42 E16 N5 E6 FOP=[YR=1997] S2 E5 FGR=[YR=1997] S21 E22 N24 W3 S3 W19$ N6 W5 S4$ N4 E5 S6 E19 N3 E3 N20 W10 N13$ S13 E10 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	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	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