



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/LAMMT 80
Interior Floo	11	CLAY TILE 20
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	1,450	100	1995	1,450	191,728
FGR	492	55	1995	271	35,833
FOP	44	30	1995	13	1,719
FSP	136	40	1995	54	7,140
FUS	473	100	1995	473	62,543
TOTALS	2,595			2,261	298,963

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	74

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,261	111.9160	155.56	351,721	1995	1995		0	0	15.00	85.00		
1 SNGL FAM 100% - 2024 Heated Area: 1923 HX Base Yr 2024														

2650 ROBERT OLIVER CT, FERNANDINA BEACH														
BLD DATE: 04/30/2025 MLU XF DATE: INC DATE:														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										298,963				
TOTAL MARKET OB/XF VALUE										1,480				
TOTAL LAND VALUE - MARKET										350,000				
TOTAL MARKET VALUE										650,443				
SOH/AGL Deduction										0				
ASSESSED VALUE										650,443				
TOTAL EXEMPTION VALUE										HX HB 51,411				
BASE TAXABLE VALUE										599,032				
TOTAL JUST VALUE										650,443				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										684,012				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015049	CHNGE SRVC	0	05/01/2001
B959243	NEW CONSTR	70,325	08/11/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/1577	1/26/2023	WD	Q	I	02	760,000	
GRANTOR: LABADIE STEVEN & SUSAN							
GRANTEE: STOUT TERRY LEE & G							
2466/0691	5/27/2021	WD	Q	I	01	523,000	
GRANTOR: FLACK DEBORAH							
GRANTEE: LABADIE STEVEN & SU							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1995] W15 FSP=[YR=1995] W17 S8 E17 N8 \$ S8 W17 N8 W12 S14 W3 S23 FGR=[YR=1995] S23 E21 N21 FOP=[YR=1995] E10 N5 W8 S3 W2 S2 \$ N2 W10 N3 W3 S3 W8 \$ E8 N3 E3 S3 E12 N3 E14 N3 E10 N31 \$ PTR= E15 FUS=[YR=1995] E3 N14 E12 S28 W4 S7 W2 S2 W9 N23 \$ W15 \$.														