LOT 52
IN OR 2010/1438
EGANS LANDING PB 5/387-387B

DIRUGGIERO DOUGLAS C & KAREN K
101 SADDLE MOUNTAIN ROAD SE
ROME, GA 30161

**2026**

**00-00-30-021L-0052-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

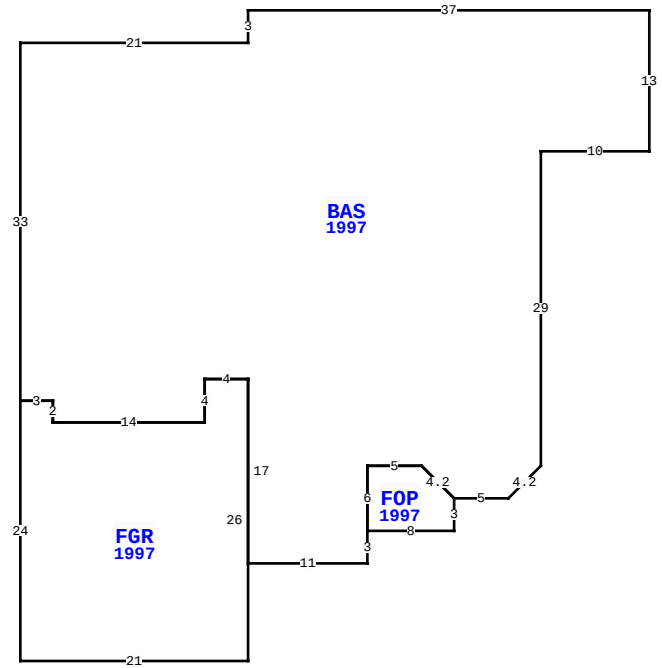
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 06 | CUST PANEL 20 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 2,100 | 100 | 1997 | 2,100 | 286,535 |
| FGR | 484 | 55 | 1997 | 266 | 36,295 |
| FOP | 44 | 30 | 1997 | 13 | 1,774 |
| TOTALS | 2,628 | | | 2,379 | 324,602 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,379 | 113.4840 | 157.74 | 375,263 | 1997 | 1997 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM 0% - 0 Heated Area: 2100 HX Base Yr




2635 ROBERT OLIVER CT, 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 | 324,602 |
| TOTAL MARKET OB/XF VALUE | 47,883 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 722,485 |
| SOH/AGL Deduction | 136,437 |
| ASSESSED VALUE | 586,048 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 586,048 |
| TOTAL JUST VALUE | 722,485 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 723,853 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091773 | H/AC | 9,500 | 12/29/2009 |
| 20042069 | XFOB | 1,000 | 11/03/2004 |
| B990942 | SWIM POOL | 22,925 | 07/29/1999 |
| B9710607 | XFOB | 1,577 | 07/16/1997 |
| B9610204 | NEW CONSTR | 103,908 | 12/16/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2010/1438 | 10/15/2015 | WD | Q | I | 01 | 345,000 |
| GRANTOR: SMITH RICHARD R JR & | | | | | | |
| GRANTEE: DIRUGGIERO DOUGLAS | | | | | | |
| 1373/0322 | 12/12/2005 | WD | Q | I | | 475,000 |
| GRANTOR: BROWN TOM C | | | | | | |
| GRANTEE: SMITH RICHARD R JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W37 S3 W21 S33 FGR=[YR=1997] S24 E21 N26 W4 S4 W14 N2 W3$ E3 S2 E14 N4 E4 S17 E11 N3 FOP=[YR=1997] E8 N3 U3 L3 W5 S6 $ N6 E5 D3 R3 E5 U3 R3 N29 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 77 | 2,695 | |
| 4 | 0860 | POOL/SPA | 0 | 0 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1999 | 1999 | 04 | 85 | 42,500 | |
| 6 | 0910 | SCRN RM L | 0 | 0 | 0 | 0 | 680.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 20 | 2,040 | |
| 7 | 0911 | SCRN RM A | 0 | 0 | 10 | 18 | 180.00 | SF | 18.00 | 18.00 | 100 | 1997 | 1997 | 3 | 20 | 648 | |

## LAND DESCRIPTION

TOTAL OB/XF 47,883

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