LOT 61
IN OR 1571/970
EGANS LANDING PB 5/387-387B

EVANS JOSEPH S & LYNN C
300 HIGH RIDGE ROAD
WILMINGTON, DE 19807

2026

00-00-30-021L-0061-0000

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	12	HARDWOOD 100
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

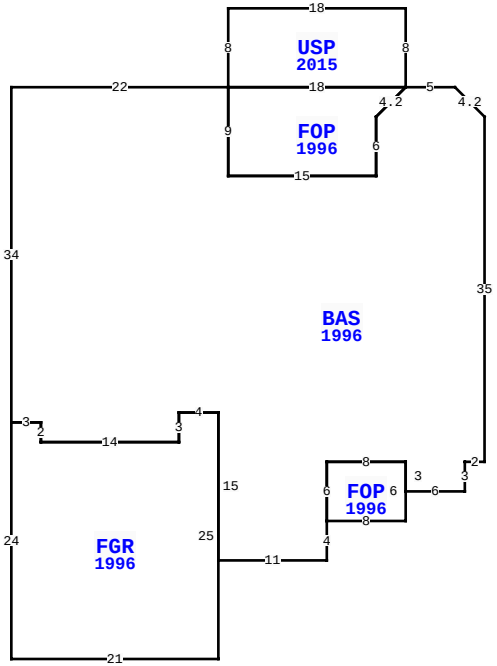
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1996	1,748	232,087
FGR	480	55	1996	264	35,052
FOP	48	30	1996	14	1,859
FOP	140	30	1996	42	5,576
USP	144	30	2015	43	5,709
TOTALS	2,560			2,111	280,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,111	111.7200	155.29	327,817	1996	1996	0	0	0	14.50	85.50

1 SNGL FAM 0% - 0 Heated Area: 1748 HX Base Yr



2912 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	280,284
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	632,084
SOH/AGL Deduction	107,672
ASSESSED VALUE	524,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,412
TOTAL JUST VALUE	632,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	663,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152461	SCRRM	9,000	10/21/2015
20121861	GFI/SCRRM	325	09/10/2012
20121752	SCRNRM	6,450	08/27/2012
20111531	H/AC	4,200	09/02/2011
20081310	GAS	840	08/19/2008
20070686	H/AC	2,800	04/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/0970	6/12/2008	WD	U	I	07	100
GRANTOR: BARNARD LORENE H						
GRANTEE: EVANS JOSEPH S & LY						
1567/0354	5/19/2008	WD	Q	I		350,000
GRANTOR: BARNARD LORENE H ETAL						
GRANTEE: EVANS JOSEPH S & LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] U3 L3 W5 USP=[YR=2015] N8 W18 S8 FOP=[YR=1996] S9 E15 N6 U3 R3 W18$ E18$ D3 L3 S6 W15 N9 W22 S34 FGR=[YR=1996] S24 E21 N25W4 S3 W14 N2 W3$ E3 S2 E14 N3 E4 S15 E11 N4 FOP=[YR=1996] E8 N6 W8S6$ N6 E8 S3 E6 N3 E2 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
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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