LOT 64 IN OR 851/96
EGANS LANDING PB 5/387-387B

BOWMAN YVONNE Z
2854 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0064-0000

BUILDING CHARACTERISTICS

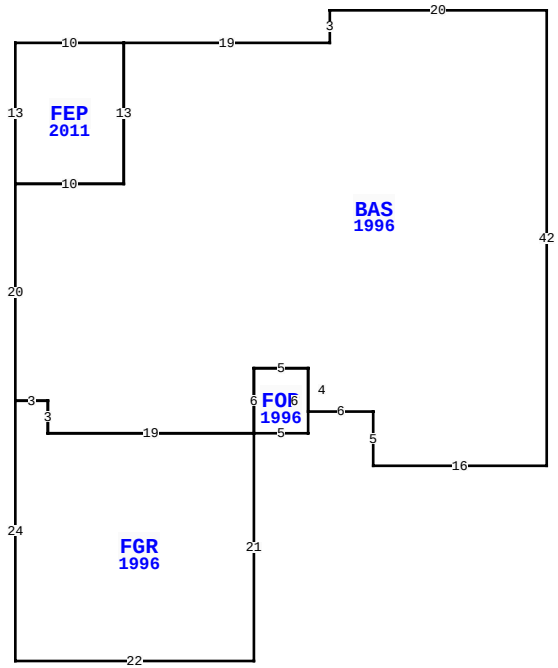
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,691	100	1996	1,691	219,791
FEP	130	80	2011	104	13,518
FGR	471	55	1996	259	33,664
FOP	30	30	1996	9	1,170
TOTALS	2,322			2,063	268,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,063	109.3680	152.02	313,617	1996	1996	0	0	0	14.50	85.50

1 SNGL FAM 100% - 1999 Heated Area: 1691 HX Base Yr 1999



2854 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,143
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		620,803
SOH/AGL Deduction		377,353
ASSESSED VALUE		243,450
TOTAL EXEMPTION VALUE	WX HX HB SX	106,411
BASE TAXABLE VALUE		137,039
TOTAL JUST VALUE		620,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969837	NEW CONSTR	83,032	05/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/0096	10/02/1998	WD	Q	I		165,500
GRANTOR: ARGICOLA WILLIAM L II						
GRANTEE: BOWMAN HARRY E & YV						
0773/0421	10/04/1996	WD	Q	I		146,800
GRANTOR: ALMAND DORIS J						
GRANTEE: AGRICOLA WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S3 W19 FEP=[YR=2011] W10 S13 E10 N13 $ S13 W10 S20 FGR=[YR=1996] S24 E22 N21 W19 N3 W3 $ E3 S3 E19 FOP=[YR=1996] E5 N6 W5 S6 $ N6 E5 S4 E6 S5 E16 N42 $.

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