LOT 67
EGANS LANDING PB 5/387-387B

TEEGARDEN MICHAEL & KIM
2818 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0067-0000

BUILDING CHARACTERISTICS

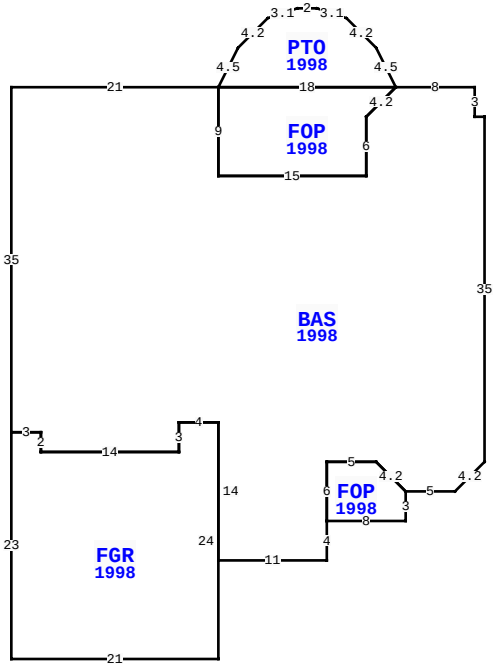
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,777	100	1998	1,777	235,022
FGR	459	55	1998	252	33,329
FOP	44	30	1998	13	1,719
FOP	140	30	1998	42	5,555
PTO	102	5	1998	5	661
TOTALS	2,522			2,089	276,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,089	109.3680	152.02	317,570	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2025 Heated Area: 1777 HX Base Yr



2818 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		276,286
TOTAL MARKET OB/XF VALUE		3,388
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		629,674
SOH/AGL Deduction		0
ASSESSED VALUE		629,674
TOTAL EXEMPTION VALUE	13	629,674
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		629,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990114	XFOB	300	03/24/1999
B972062	NEW CONSTR	96,108	09/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/0463	3/24/2023	WD	Q	I	01	650,000
GRANTOR: SHIELDS JAMES GORDON						
GRANTEE: TEEGARDEN MICHAEL &						
2379/1983	7/28/2020	WD	Q	I	01	445,000
GRANTOR: BOYLE LOUIS L & BONNI						
GRANTEE: SHIELDS JAMES GORDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N3 W8 PTO=[YR=1998] U4 L2 U3 L3 U1 L3 W2 D1 L3 L3 D3 L2 D4 FOP=[YR=1998] S9 E15 N6 U3 R3 W18 $ E18 $ L3 D3 S6 W15 N9 W21 S35 FGR=[YR=1998] S23 E21 N24 W4 S3 W14 N2 W3 $ E3 S2 E14 N3 E4 S14 E11 N4 FOP=[YR=1998] E8 N3 U3 L3 W5 S6 $ N6 E5 D3 R3 E5 U3 R3 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1999	1999	3	20	256	
5	0911	SCRN RM A	0	100	0	0	102.00	SF	18.00	18.00	100	1999	1999	3	20	367	

LAND DESCRIPTION

TOTAL OB/XF 3,388

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