LOT 68
EGANS LANDING PB 5/387-387B

ROSTAD VIRGENE C TRUST/ROSTAD VIRGENE C TRUSTEE
2812 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

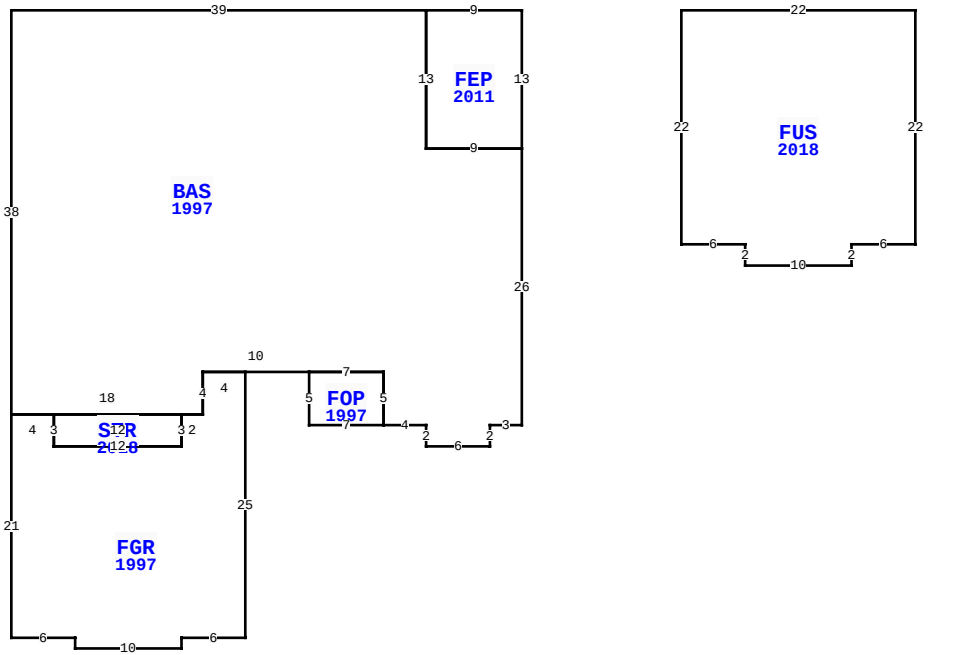
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,664	100	1997	1,664	215,014
FEP	117	80	2011	94	12,147
FGR	452	55	1997	249	32,174
FOP	35	30	1997	10	1,293
FUS	504	100	2018	504	65,124
STR	36	10	2018	4	517
TOTALS	2,808			2,525	326,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,525	108.0960	150.25	379,381	1997	1997	0	0	0	14.00	86.00

1 SNGL FAM 100% - 2018 Heated Area: 2168 HX Base Yr 2018



2812 ROBERT OLIVER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		326,268
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		678,963
SOH/AGL Deduction		309,912
ASSESSED VALUE		369,051
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		312,640
TOTAL JUST VALUE		678,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172024	BONUS RM	54,875	06/29/2017
B9710549	NEW CONSTR	90,168	06/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/0212	1/30/2019	SW	U	I	11	100
GRANTOR: ROSTAD VIRGENE C						
GRANTEE: ROSTAD VIRGENE C TR						
1278/1384	12/06/2004	WD	Q	I		316,000
GRANTOR: KECK WILBUR H						
GRANTEE: ROSTAD THOMAS & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2011] W9 BAS=[YR=1997] W39 S38 FGR=[YR=1997] S21 E6 S1 E10 N1 E6 N25 W4 S4 W2 STR=[YR=2018] W12 S3 E12 N3$ S3 W12 N3 W4$ E18 N4 E10 FOP=[YR=1997] S5 E7 N5 W7$ E7 S5 E4 S2 E6 N2 E3 N26 W9 N13$ S13 E9N13$ PTR=E15 FUS=[YR=2018] S22 E6 S2 E10 N2 E6 N22 W22$ W15$.

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	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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 01/18/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS