

LOT 71
IN OR 1909/295
EGANS LANDING PB 5/387-387B

NEIDIG HOWARD D JR & CYNTHIA A
2786 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0071-0000



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	1,646	100	1998	1,646	216,445
FGR	506	55	1998	278	36,557
FOP	35	30	1998	10	1,315
FOP	117	30	1998	35	4,603
TOTALS	2,304			1,969	258,918

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,969	109.3680	152.02	299,327	1998	1998	0	0	0 13.50	86.50

1 SNGL FAM 100% - 2015 Heated Area: 1646 HX Base Yr 2015

The floor plan shows a large rectangular area labeled 'BAS 1998' with dimensions 39 (top) and 37 (left). A smaller rectangular area labeled 'FGR 1998' is located at the bottom left with dimensions 22 (left) and 25 (right). A complex area labeled 'FOP 1998' is located in the center-right, with various internal dimensions including 13, 9, 13, 26, 10, 7, 5, 7, 2, 9, 4, 2, 9, 3, and 18. The total heated area is 1646.

BLD DATE	LGL DATE
XF DATE	LAND DATE