BLOCK A LOT 1
IN OR 1828/1916
EGANS LANDING #2 PB 7/108

LINDHOLM MARTIAL ASSETS TRUST/LINDHOLM RANDY D TRU
2470 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-124L-000A-0010

BUILDING CHARACTERISTICS

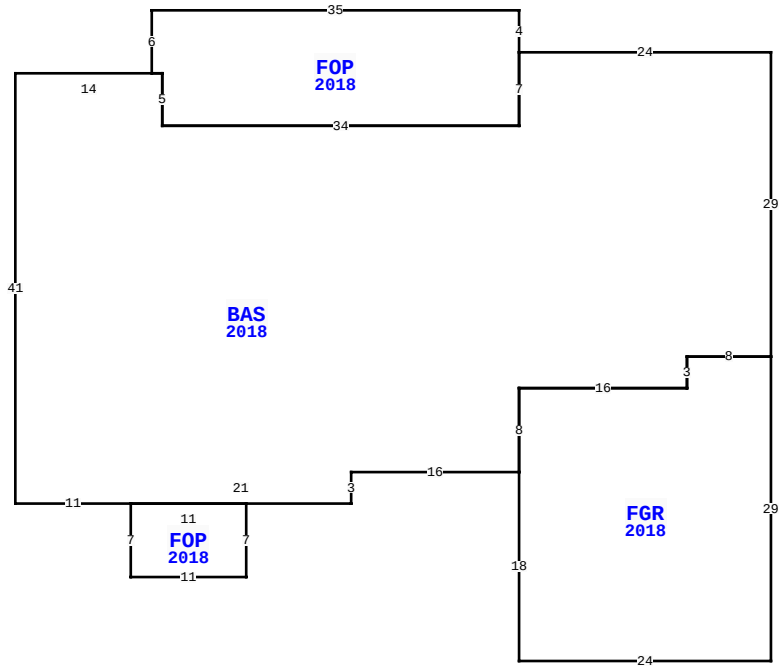
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1106.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2018	2,494	362,258
FGR	648	55	2018	356	51,710
FOP	77	30	2018	23	3,341
FOP	380	30	2018	114	16,558
TOTALS	3,599			2,987	433,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,987	108.2880	150.52	449,603	2018	2018	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2025 Heated Area: 2494 HX Base Yr 2025



2470 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 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		433,867
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		785,807
SOH/AGL Deduction		0
ASSESSED VALUE		785,807
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		734,396
TOTAL JUST VALUE		785,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		836,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171932	CO ISSUED	0	12/26/2018
20171932	NEW CONSTR	330,948	06/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1064	2/13/2024	WD	Q	I	01	1,010,000
GRANTOR: SEIBERT LVG TRUST						
GRANTEE: LINDHOLM MARTIAL AS						
1828/1916	12/07/2012	WD	Q	V	02	58,000
GRANTOR: TRI-STAR PARTNERSHIP						
GRANTEE: SEIBERT ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] N4 W35 S6 E1 S5 E34 N7$ S7 W34 N5 W14 S41 E11 FOP=[YR=2018] S7 E11 N7 W11$ E21 N3 E16 FGR=[YR=2018] S18 E24 N29 W8 S3 W16S8$ N8 E16 N3 E8 N29$.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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		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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS