BLOCK A LOT 3
EGANS LANDING #2 PB 7/108

GUSTAFSON KENT & REBECCA
2484 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-124L-000A-0030

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	12	HARDWOOD 100
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

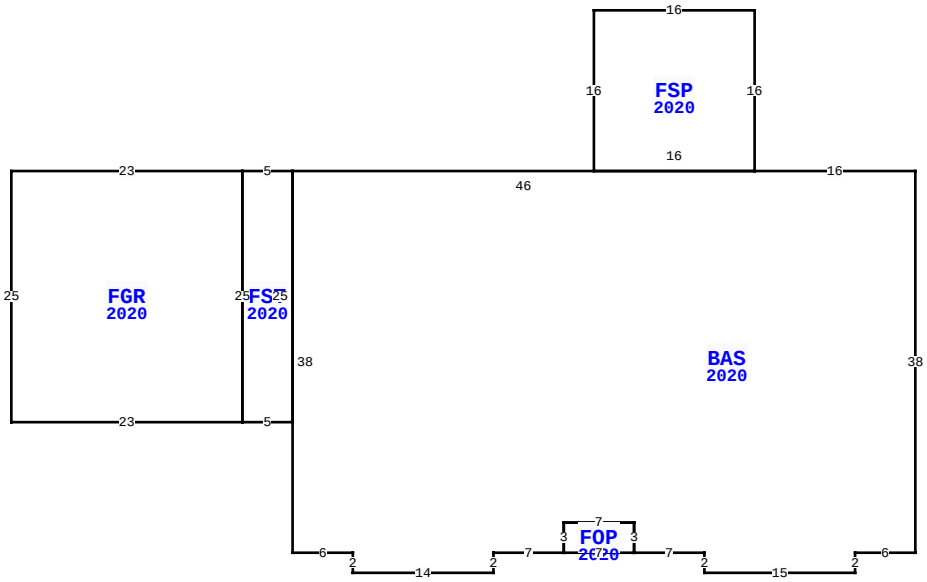
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1106.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,393	100	2020	2,393	356,673
FGR	575	55	2020	316	47,099
FOP	21	30	2020	6	894
FSP	256	40	2020	102	15,203
FST	125	55	2020	69	10,284
TOTALS	3,370			2,886	430,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,886	109.9800	152.87	441,183	2020	2020	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2025 Heated Area: 2393 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

2484 ROBERT OLIVER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,153
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		780,153
SOH/AGL Deduction		423,819
ASSESSED VALUE		356,334
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,923
TOTAL JUST VALUE		780,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		846,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190499	NEW CONSTR	333,467	08/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1228	2/08/2024	WD	Q	I	02	987,500
GRANTOR: SCHULTE DAVID M & LAU						
GRANTEE: GUSTAFSON KENT & RE						
2226/1045	9/25/2018	WD	Q	V	01	195,000
GRANTOR: SILVERMAN WAYNE & SUS						
GRANTEE: SCHULTE DAVID M & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2020] N16 W16 S16 E16$ W46
FST=[YR=2020] W5 FGR=[YR=2020] W23 S25 E23 N25$ S25 E5 N25$
S38 E6 S2 E14 N2 E7 FOP=[YR=2020] E7 N3 W7 S3$ N3 E7 S3 E7 S2
E15 N2 E6 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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