BLOCK A LOT 5
(EX OR 2639/903)
EGANS LANDING #2 PB 7/108

KELL FAMILY REVOCABLE TRUST/KELL HARRY K TRUSTEE
2530 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-124L-000A-0050

BUILDING CHARACTERISTICS

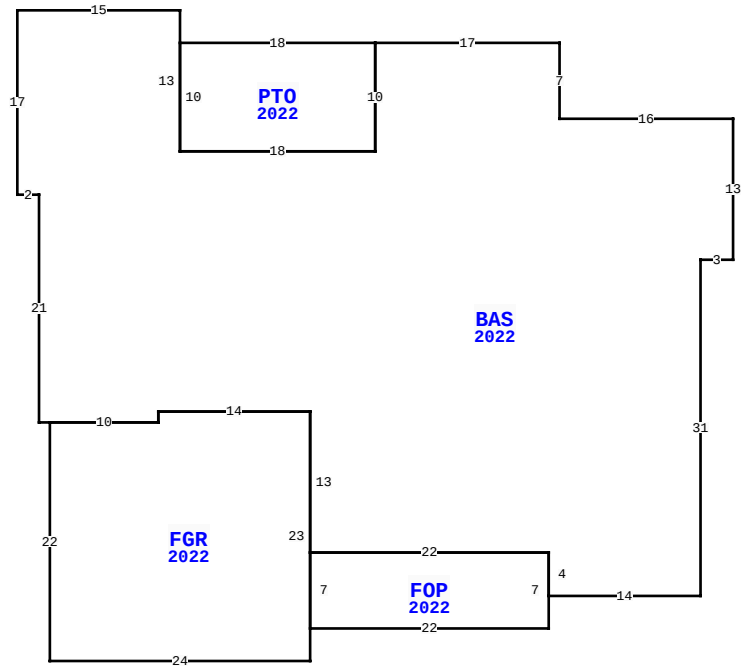
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,450	100	2022	2,450	362,277
FGR	542	55	2022	298	44,065
FOP	154	30	2022	46	6,802
PTO	180	5	2022	9	1,331
TOTALS	3,326			2,803	414,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,803	108.0000	150.12	420,786	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2450 HX Base Yr 2023



2530 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		414,474
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		766,454
SOH/AGL Deduction		169,050
ASSESSED VALUE		597,404
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		545,993
TOTAL JUST VALUE		766,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211030	CO ISSUED	0	01/02/2022
20211030	NEW CONSTR	0	03/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2161/2000	12/05/2017	WD	Q	V	01	160,000
GRANTOR: JAXAM LLC						
GRANTEE: KELL FMAILY REVOCAB						
1913/1511	4/10/2014	WD	Q	V	01	126,000
GRANTOR: SURF HOME BUILDERS IN						
GRANTEE: JAXAM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 N7 W17 PTO=[YR=2022] W18 S10 E18 N10$ S10 W18 N13 W15 S17 E2 S21 E1 FGR=[YR=2022] S22 E24 N23 W14 S1 W10$ E10 N1 E14 S13 FOP=[YR=2022] S7 E22 N7 W22$ E22 S4 E14 N31 E3 N13$.

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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