LOT 1
EGANS LANDING PHASE II REPLAT
BLOCK B PB 8/120

WHITE HAT DEVELOPMENT LLC
1027 S 8TH STREET
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-125B-0001-0000**

## BUILDING CHARACTERISTICS

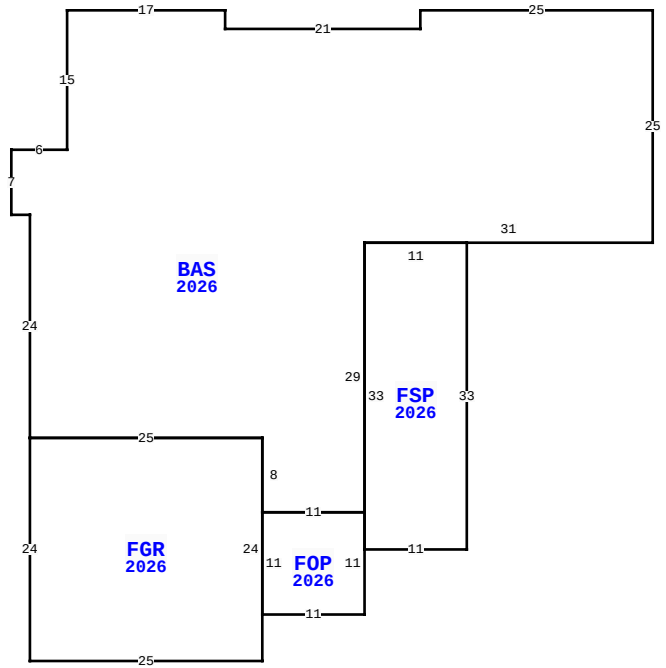
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 2,431 | 100 | 2026 | 2,431 | 471,517 |
| FGR | 600 | 55 | 2026 | 330 | 64,007 |
| FOP | 121 | 30 | 2026 | 36 | 6,983 |
| FSP | 363 | 40 | 2026 | 145 | 28,124 |
| TOTALS | 3,515 | | | 2,942 | 570,630 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,942 | 116.8420 | 193.96 | 570,630 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST 0% - 2026 Heated Area: 2431 HX Base Yr




2674 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 | 570,630 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 920,630 |
| SOH/AGL Deduction | 110,420 |
| ASSESSED VALUE | 810,210 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 810,210 |
| TOTAL JUST VALUE | 920,630 |
| NCON VALUE | 570,630 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 350,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2024-0412 | | | 01/14/2026 |
| 2024-0412 | SFR | 480,000 | 09/23/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2558/0453 | 4/26/2022 | WD | Q | V | 01 | 250,000 |
| GRANTOR: BRITT DANIEL J & | | | | | | |
| GRANTEE: WHITE HAT DEVELOPME | | | | | | |
| 2019/1980 | 12/04/2015 | WD | Q | V | 01 | 150,000 |
| GRANTOR: SURF HOME BUILDERS | | | | | | |
| GRANTEE: BRITT DANIEL J & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=120,20] E17 S2 E21 N2 E25 S25 W31 S29 W11 N8 W25 N24 W2 N7 E6 N15 $
FSP=[YR=2026;ORIG=152,45] E11 S33 W11 N33 $
FOP=[YR=2026;ORIG=141,74] S11 E11 N11 W11 $
FGR=[YR=2026;ORIG=141,66] S24 W25 N24 E25 $
.

## 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 | 0 | | 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 01/22/2026 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS