

LOT 7
IN OR 1835/1836
EGANS LANDING PB 5/387-387B

RIEGLER ROBERT J & LINDA A BANISH
2955 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0007-0000



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		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1,531	198,943
FGR	520	55	286	37,164
FOP	18	30	5	650
FSP	100	40	40	5,197
FUS	475	100	475	61,723

TOTALS 2,644 2,337 303,677

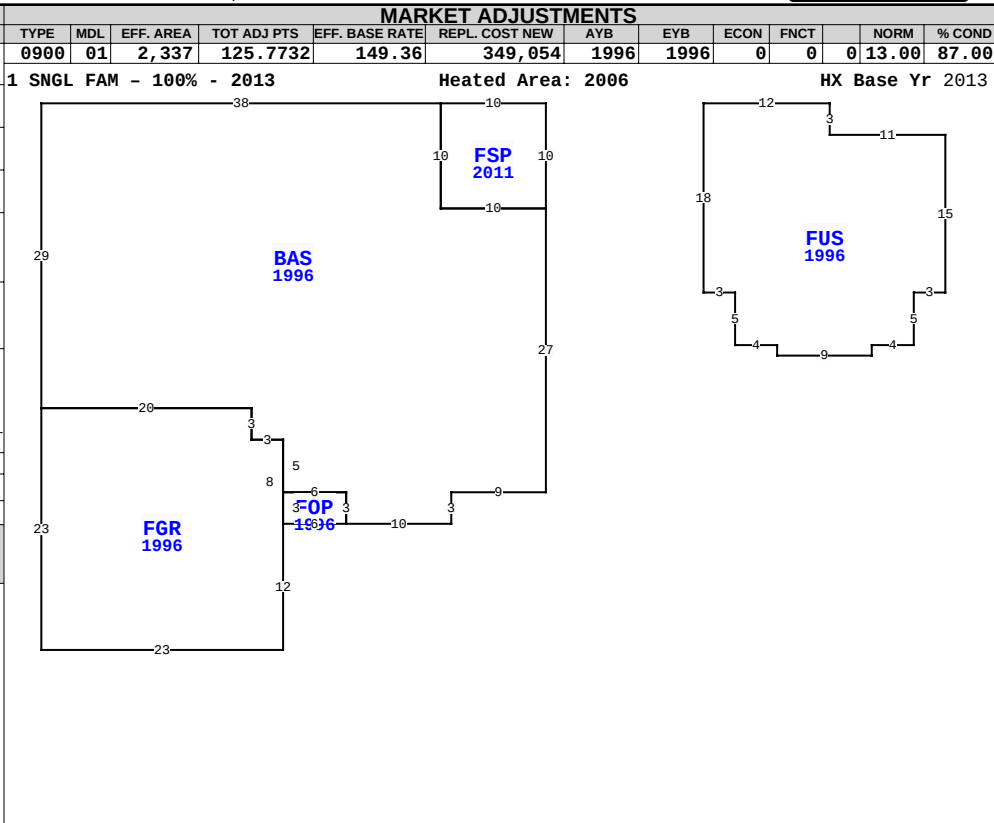
EXTRA FEATURES

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	1996	1996	3	80	1,600	
2	0811	CONCRETE B	0 100	0	0	585.00	SF	5.20	5.20	100	1996	1996	3	73	2,221	
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1996	1996	3	73	342	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 03/18/2020 BY DJP



2955 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE XE DATE INC DATE

LGL DATE LAND DATE AG DATE

OB/XF MKT VALUE

NOTES

FSP=[YR=2011] W10 BAS=[YR=1996] W38 S29 FGR=[YR=1996] S23 E23

N12 FOP=[YR=1996] E6 N3 W6 S3 \$ N8 W3 N3 W20 \$ E20 S3 E3 S5

E6 S3 E10 N3 E9 N27 W10 N10 \$ S10 E10 N10 \$ PTR= E15

FUS=[YR=1996] E12 S3 E11 S15 W3 S5 W4 S1 W9 N1 W4 N5 W3 N18 \$

W15 \$.

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 303,677

TOTAL MARKET OB/XF VALUE 4,163

TOTAL LAND VALUE - MARKET 180,000

TOTAL MARKET VALUE 487,840

SOH/AGL Deduction 230,167

ASSESSED VALUE 257,673

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 207,673

TOTAL JUST VALUE 487,840

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 458,015