

LOT 12
IN OR 2030/1709
EGANS LANDING PB 5/387-387B

PICARD LAWRENCE G JR/NESSMITH-PICARD MELINDA
2845 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0012-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	12	HARDWOOD 30		
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.	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	1,490	100	1,490	194,488
FGR	515	55	283	36,940
FOP	44	30	13	1,697
FUS	473	100	473	61,740
PTO	16	5	1	130
PTO	16	5	1	130
SFB	271	80	217	28,324
TOTALS	2,825		2,478	323,450

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,478	124.2000	147.49	365,480	1998	1999	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2017 Heated Area: 2180 HX Base Yr 2017											
2845 ROBERT OLIVER AVE, FERNANDINA BEACH											
BLD DATE X DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						323,450
TOTAL MARKET OB/XF VALUE						8,235
TOTAL LAND VALUE - MARKET						180,000
TOTAL MARKET VALUE						511,685
SOH/AGL Deduction						176,241
ASSESSED VALUE						335,444
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						285,444
TOTAL JUST VALUE						511,685
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						476,605

EXTRA FEATURES										2845 ROBERT OLIVER AVE, FERNANDINA BEACH				INC DATE		AG DATE	
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	1,065.00	SF	6.50	6.50	100	1998	1998	3	77	5,330	