

LOT 40
IN OR 2019/1458
EGANS LANDING PB 5/387-387B

THEODORE JEFFREY E & KAREN M
3014 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

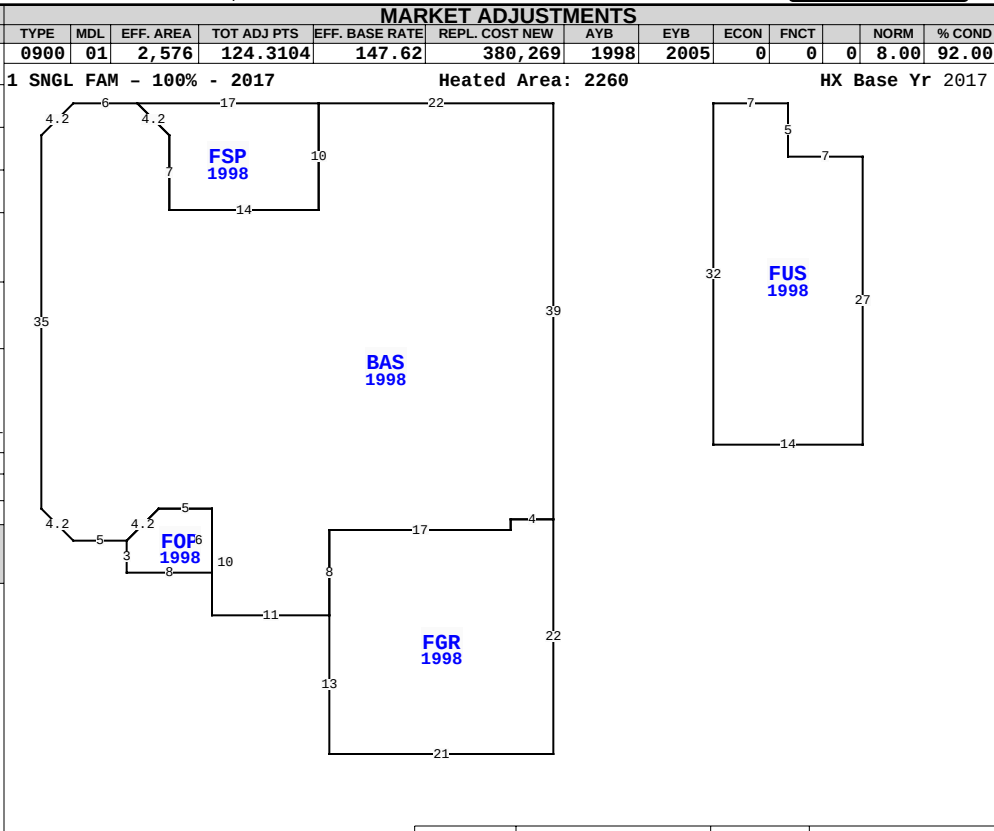
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1076.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1,847	250,842
FGR	445	55	245	33,274
FOP	44	30	13	1,765
FSP	145	40	58	7,877
FUS	413	100	413	56,090

TOTALS	2,894		2,576	349,847
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	770.00	SF	6.50	
3	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	



3014 ROBERT OLIVER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	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	770.00	SF	6.50	6.50	100	1998	1998	3	77	3,854	
3	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	6.50	100	1998	1998	3	77	511	

LAND DESCRIPTION										TOTAL OB/XF									
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
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										349,847									
TOTAL LAND VALUE - MARKET										180,000									
TOTAL MARKET VALUE										537,117									
SOH/AGL Deduction										185,310									
ASSESSED VALUE										351,807									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										301,807									
TOTAL JUST VALUE										537,117									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										500,001									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101527	H/AC	2,500	09/09/2010
B983746	NEW CONSTR	119,112	05/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2019/1458	12/18/2015	WD	Q	I	01	390,000
GRANTOR: TENNYSON BRIAN & JEAN						
GRANTEE: THEODORE JEFFREY E						
1859/0647	5/16/2013	WD	Q	I	02	344,000
GRANTOR: SILVERIO THOMAS J & S						
GRANTEE: TENNYSON BRIAN & JE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W22 FSP=[YR=1998] W17 D3 R3 S7 E14 N10 \$ S10 W14 N7 L3 U3 W6 D3 L3 S35 R3 D3 E5 FOP=[YR=1998] S3 E8 N6 W5 D3 L3 \$ R3 U3 E5 S10 E11 FGR=[YR=1998] S13 E21 N22 W4S1 W17 S8 \$ N8 E17 N1 E4 N39 \$PTR= E15 FUS=[YR=1998] E7 S5 E7 S27 W14 N32 \$ W15 \$.									