

LOT 41
IN OR 1367/94
EGANS LANDING PB 5/387-387B

COONEY JOHN M
3020 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021L-0041-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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		1. 1. 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	1,800	100	1,800	252,474
FGR	492	55	271	38,012
FOP	36	30	11	1,543
FSP	176	40	70	9,818
TOTALS	2,504		2,152	301,846

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	0	0	
2	0810	CONCRETE A	0	100	20	3	

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
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,152	134.2257	159.39	343,007	1998	1998	0	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2006 Heated Area: 1800 HX Base Yr 2006													
3020 ROBERT OLIVER AVE, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		301,846	
TOTAL MARKET OB/XF VALUE		3,944	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		485,790	
SOH/AGL Deduction		231,341	
ASSESSED VALUE		254,449	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		199,449	
TOTAL JUST VALUE		485,790	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,798	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122573	H/AC	6,100	12/27/2012
B983747	NEW CONSTR	98,015	05/18/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1367/0094	11/14/2005	WD	Q	I		400,000	
GRANTOR: LOTT PETER D & DEBORA							
GRANTEE: COONEY JOHN M & EDI							
0863/0662	1/19/1999	WD	Q	I		160,900	
GRANTOR: ALMAND DORIS J							
GRANTEE: LOTT PETER D & DEBO							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1998] W19 FSP=[YR=2006] W25 S8 E2 N3 E8 S3 E15 N8 \$ S8 W15 N3 W8 S3 W2 S30 FGR=[YR=1998] S22 E21 N8 E3 FOP=[YR=1998] E6 N6 W6 S6 \$ N10 W3 N4 W21 \$ E21 S4 E3 S4 E6 S6 E2 S4 E12 N56 \$.													