



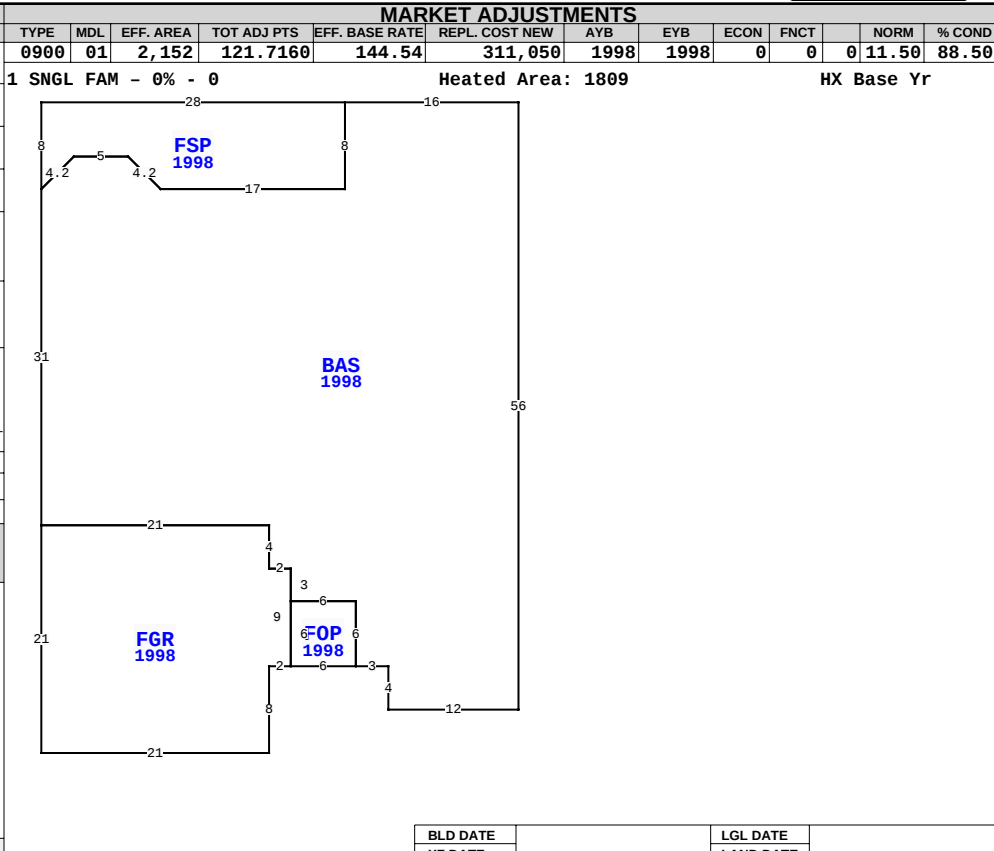
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,809	100	1,809	231,404
FGR	459	55	252	32,235
FOP	36	30	11	1,407
FSP	200	40	80	10,233
TOTALS	2,504		2,152	275,279

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	748.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT	



TOTAL OB/XF											
BLD DATE		LGL DATE		XF DATE		AG DATE		INC DATE			
3034 ROBERT OLIVER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
6,964											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	275,279		
TOTAL MARKET OB/XF VALUE	6,964		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	462,243		
SOH/AGL Deduction	76,377		
ASSESSED VALUE	385,866		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	385,866		
TOTAL JUST VALUE	462,243		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	432,475		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110752	OTHER	800	05/17/2011
B984577	REMODEL	1,566	11/24/1998
B972433	NEW CONSTR	98,015	12/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1285	4/05/2023	WD	Q	I	01	590,000
GRANTOR: DICKSON WILLIAM B &						
GRANTEE: DEFRUSCIO ROBERT A						
2564/1862	5/19/2022	QC	U	I	11	100
GRANTOR: DICKSON WILLIAM B						
GRANTEE: DICKSON WILLIAM B &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W16 FSP=[YR=1998] W28 S8 U3 R3 E5 D3 R3 E17 N8 \$ S8 W17 U3 L3 W5 D3 L3 S31 FGR=[YR=1998] S21 E21 N8 E2 FOP=[YR=1998] E6 N6 W6 S6 \$ N9 W2N4 W21 \$ E21 S4 E2 S3 E6 S6 E3S4 E12 N56 \$.											