LOT 47 & TRACT C
IN OR 1694/1098
EGANS LANDING PB 5/387-387B

ROMNEY AUDREY A
3050 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021L-0047-0000**

## BUILDING CHARACTERISTICS

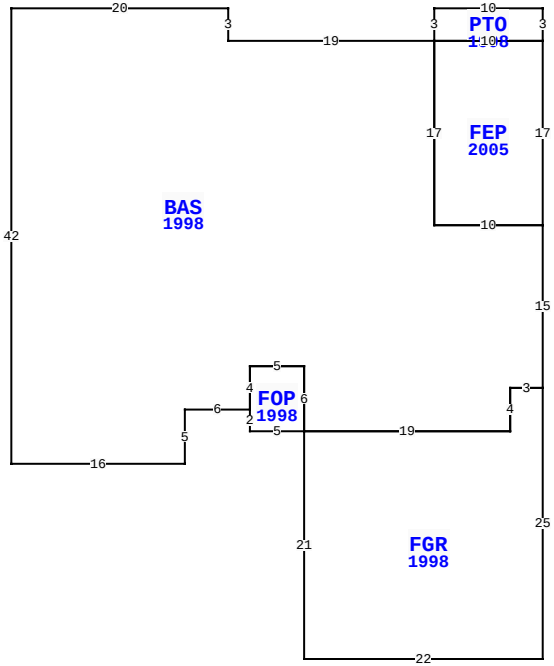
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,648 | 100 | 1,648 | 219,589 |
| FEP | 170 | 80 | 136 | 18,121 |
| FGR | 474 | 55 | 261 | 34,777 |
| FOP | 30 | 30 | 9 | 1,199 |
| PTO | 30 | 5 | 2 | 266 |
| TOTALS | 2,352 | | 2,056 | 273,953 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,056 | 126.7875 | 150.56 | 309,551 | 1998 | 1999 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 100% - 2015 Heated Area: 1648 HX Base Yr 2015




3050 ROBERT OLIVER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 273,953 |
| TOTAL MARKET OB/XF VALUE | | 8,986 |
| TOTAL LAND VALUE - MARKET | | 216,000 |
| TOTAL MARKET VALUE | | 498,939 |
| SOH/AGL Deduction | | 185,943 |
| ASSESSED VALUE | | 312,996 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 262,996 |
| TOTAL JUST VALUE | | 498,939 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 468,316 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042038 | REMODEL | 6,000 | 11/02/2004 |
| B9710551 | NEW CONSTR | 93,432 | 06/16/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1694/1098 | 8/20/2010 | WD | Q | I | 01 | 302,500 |
| GRANTOR: NEVILLE ROBERT & DONN | | | | | | |
| GRANTEE: ROMNEY AUDREY A | | | | | | |
| 0731/0345 | 6/08/1995 | WD | Q | V | | 30,000 |
| GRANTOR: ALMAND AMOS F JR & DO | | | | | | |
| GRANTEE: NEVILLE ROBERT C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1998] W10 S3 BAS=[YR=1998] W19 N3 W20 S42 E16 N5 E6 FOP=[YR=1998] S2 E5 FGR=[YR=1998] S21 E22 N25 W3 S4 W19 $ N6 W5 S4 $ N4 E5 S6 E19 N4 E3 N15 FEP=[YR=2005] N17 W10 S17 E10 $ W10 N17 $ E10 N3 $ .

## EXTRA FEATURES

| LN | 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 | 944.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 4,725 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 12.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 60 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 208.00 | SF | 7.00 | 7.00 | 100 | 2007 | 2007 | 3 | 89 | 1,296 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,986

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 1.20 | 180,000.00 | 216,000.00 | 216,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/02/2023 BY SYS