

**GARLAND KATHY W**  
2986 ROBERT OLIVER AV  
FERNANDINA BEACH, FL 32034

00-00-30-021L-0058-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03WD FR STUC 100  
Roof Structur03GABLE/HIP 100  
Roof Cover03COMP SHNGL 100  
Interior Wall05DRYWALL 100  
Interior Floo14CARPET 80  
Interior Floo11CLAY TILE 20  
Air Condition03CENTRAL 100  
Heating Type04AIR DUCTED 100  
  
Bedrooms3 100  
Bathrooms2 100  
Frame02WOOD FRAME 100  
  
Stories Units1. 1. 100  
            0 100  
Occupancy00NONE 100  
  
  
  
  
  
  
  
  
  
Quality06Quality Level 06  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA01  
NEIGHBORHOOD/LOC1076.00  
  
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE  
BAS1,7281001,728224,542  
FGR5155528336,774  
FOP253081,040  
FSP4494018023,390  
  
TOTALES2,7172,199285,745

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,199125.7732149.36328,443199619960013.0087.00

1 SNGL FAM - 100% - 2014Heated Area: 1728HX Base Yr 2014

FSP 1996

FGR 1996

FOP 1996

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE285,745

TOTAL MARKET OB/XF VALUE6,687

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE472,432

SOH/AGL Deduction196,451

ASSESSED VALUE275,981

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE225,981

TOTAL JUST VALUE472,432

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE442,317

BLD DATE

XE DATE

LGL DATE

LAND DATE

INC DATE

AG DATE

Sales Data

OFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE

1854/02474/26/2013WDQI02266,000

GRANTOR: WISE ROBERT MATTHEW T

GRANTEE: GARLAND KATHY W

1030/17591/15/2002WDUI01100

GRANTOR: WISE JACK L & AUDREY

GRANTEE: WISE AUDREY M & ROB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 FSP=[YR=1996] N8 W29 S24 E10 N13 E19 N3 \$  
S3 W19 S13 W10 S20 FGR=[YR=1996] S26 E22 N23 FOP=[YR=1996] E5  
N5 W5 S\$ W19 N3 W3 \$ E3 S3 E19 N5 E5 S3 E6 S7 E16 N44 \$ .

EXTRA FEATURES

2986 ROBERT OLIVER AVE, FERNANDINA BEACHFLA 32110

LDNOBXFCODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199619963802,800

20812CONCRETE C0100001,279.00SF4.004.00100199619963733,735

30810CONCRETE A01000032.00SF6.506.5010019961996373152

LAND DESCRIPTION

TOTAL OB/XF6,687

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR10000030.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE01/16/2018BYDJXTotal Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 08/02/2023 BY SYS