

W 3551/2 FT OF LOTS 26-27
W 3551/2 FT OF N 50' OF LOT 25
IN DB 275/173 L/E OR 1003/1298

OLIVER THOMAS W & ANITA G
4734 OLIVER LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0025-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	1,754	157,813
FUS	1,044	100	1,044	93,932
UCP	400	20	80	7,198
UOP	80	20	16	1,439
USP	144	30	43	3,869
UST	100	45	45	4,049

TOTALS	3,522		2,982	268,300
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
2	0830	FLAGSTONE	0	100	0	0	210.00	SF	12.00	12.00
3	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50
4	0855	CONC PAVER	0	100	0	0	251.00	SF	10.00	10.00
5	0300	BOAT DCK W	0	100	0	0	935.00	SF	40.00	40.00
6	0810	CONCRETE A	0	100	0	0	252.00	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
1	000132	C	SFR RIVER	100		RS-1	348.00	238.00	348.00	FF

REVIEW DATE 04/13/2020 BY DJA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,982	92.1200	109.39	326,201	1952	1980	0	0	0 17.75	82.25
1 SNGL FAM - 100% - 2005 Heated Area: 2798 HX Base Yr 2005											

4734 OLIVER LN, 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1952	1952	3	20	400	
2	0830	FLAGSTONE	0	100	0	0	210.00	SF	12.00	12.00	100	1952	1952	3	20	504	
3	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50	100	1952	1952	3	20	406	
4	0855	CONC PAVER	0	100	0	0	251.00	SF	10.00	10.00	100	1990	1990	3	62	1,556	
5	0300	BOAT DCK W	0	100	0	0	935.00	SF	40.00	40.00	100	1980	1980	3	20	7,480	
6	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	2009	2009	3	91	1,491	

TOTAL OB/XF											11,837						
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
1	000132	C	SFR RIVER	100		RS-1	348.00	238.00	348.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	2,088,000

Total Acres: 0.00 Total Land Value: 2,088,000 Market: 0 Agricultural: 0 Common: 2,088,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		8
VALUATION SUMMARY												

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		298,081
TOTAL MARKET OB/XF VALUE		11,837
TOTAL LAND VALUE - MARKET		2,088,000
TOTAL MARKET VALUE		2,397,918
SOH/AGL Deduction		2,073,873
ASSESSED VALUE		324,045
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		274,045
TOTAL JUST VALUE		2,397,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,328,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21679	ELEC OTHER	3,000	03/01/2009
R11806	REPAIR/RRF	3,060	03/01/2009
M0408310	H/AC	0	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1003/1298	8/17/2001	WD	U	V	18	195,000

GRANTOR: OLIVER MARY LUKE
GRANTEE: OLIVER MARY LUKE L/

BUILDING NOTES											
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BUILDING DIMENSIONS
UST=[YR=1993] W20 S5 UCP=[YR=1993] S12 UOP=[YR=1993] W20
BAS=[YR=1993] N34 W15 USP=[YR=1993] W12 S12 E12 N12 \$ S12 W52
S18 E33 S10 E20 S2 E14 N8 \$ S4 E20 N4 \$ S8 E20 N20 W20 \$ E20
N5\$PTR= E10 FUS=[YR=1993] E58 S18 W58 N18 \$ W10 \$.

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