

LOT 12
IN OR 2030/1709
EGANS LANDING PB 5/387-387B

PICARD LAWRENCE G JR/NESSMITH-PICARD MELINDA
2845 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 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	2.	2. 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	1,490	100	1,490	203,564
FGR	515	55	283	38,664
FOP	44	30	13	1,776
FUS	473	100	473	64,621
PTO	16	5	1	136
PTO	16	5	1	136
SFB	271	80	217	29,646
TOTALS	2,825		2,478	338,545

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	1,065.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-2	0.00	0.00	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	2,478	124.2000	155.25	384,710	1998	1999	0	0	0 12.00	88.00	
1 SNGL FAM - 100% - 2017 Heated Area: 2180 HX Base Yr 2017												
2845 ROBERT OLIVER AVE, FERNANDINA BEACH												
BLD DATE 03/13/2024 MLU												

TOTAL OB/XF 8,027												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		338,545	
TOTAL MARKET OB/XF VALUE		8,027	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		596,572	
SOH/AGL Deduction		251,065	
ASSESSED VALUE		345,507	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		295,507	
TOTAL JUST VALUE		596,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200631	ADDITION	26,000	10/22/2020
20110042	OTHER	190	01/07/2011
20051579	REMODEL	1,000	05/05/2005
20042264	ADDITION	26,000	12/03/2004
B9710548	NEW CONSTR	101,628	06/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1709	2/25/2016	WD	Q	I	02	350,000
GRANTOR: DIAZ JOANNE F						
GRANTEE: PICARD LAWRENCE G J						
0833/0736	5/11/1998	WD	Q	I		167,500
GRANTOR: ALMAND DORIS J						
GRANTEE: DIAZ JOANNE F & JOS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W4 N14 W9 PTO=[YR=2005] N8 W2 SFB=[YR=2005] W19 PTO=[YR=2005] W2 S8 E2 N8\$ S8 E1 S7 E17 N7 E1 N8\$ S8 E2\$ W3 S7 W17 N7 W15 S31 E10 S3 E6 FOP=[YR=1998] S5 E10 FGR=[YR=1998] S21 E22 N23 W8 N3 W3 S3 W11 S2\$ N2 W2 N3 W8\$ E8 S3 E13 N3 E3 S3 E8 N23\$ PTR= E15 FUS=[YR=1998] E12 S14 E3 S23 W9 N2 W2 N7 W4 N28 \$ W15 \$.									