

LOT 19
IN OR 1769/1421
EGANS LANDING PB 5/387-387B

GRIFFITHS MARY CHRISTINE
2775 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0019-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 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	

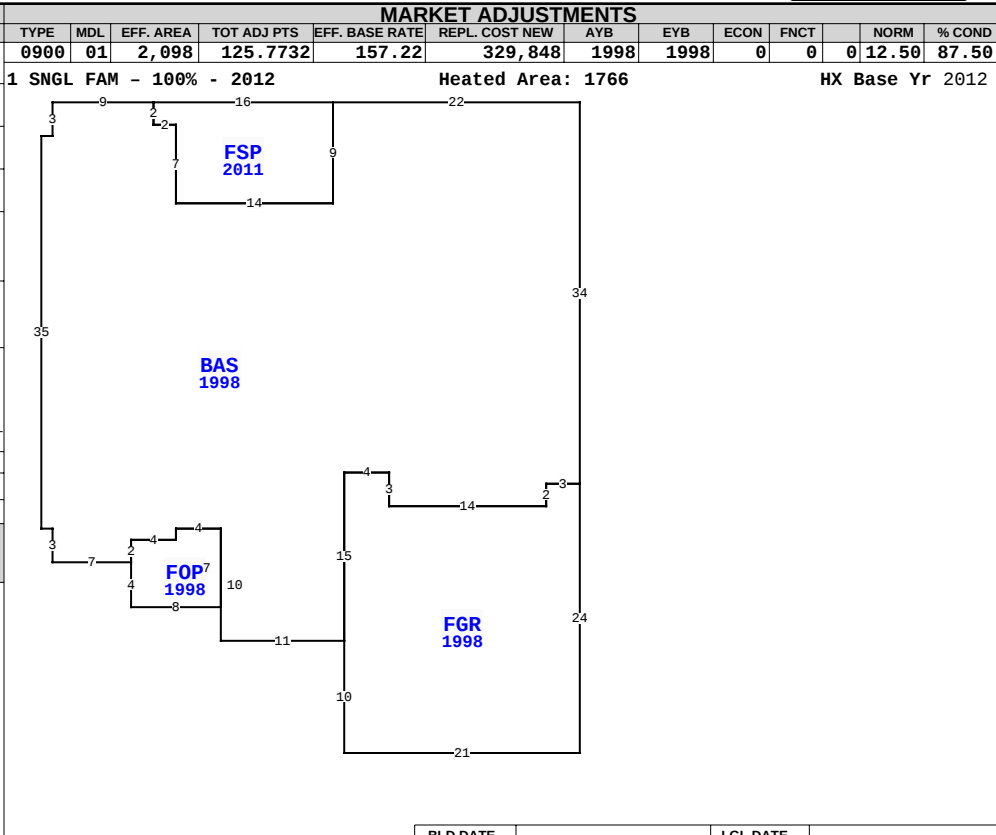
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	242,945
FGR	480	55	264	36,318
FOP	52	30	16	2,202
FSP	130	40	52	7,153

TOTALS	2,428		2,098	288,617
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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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	647.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	0	0	196.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	56.00	SF	7.00	7.00	

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	100	0003	R-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/06/2023	BY	TWA
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2775 ROBERT OLIVER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	647.00	SF	6.50	6.50	100	1998	1998	3	75	3,154	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1998	1998	3	75	439	
4	1242	WD DECK A	0	100	0	0	196.00	SF	10.00	10.00	100	2005	2005	3	24	470	
5	0855	CONC PAVER	0	100	0	0	56.00	SF	7.00	7.00	100	2005	2005	3	86	337	

TOTAL OB/XF											
7,235											

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		288,617	
TOTAL MARKET OB/XF VALUE		7,235	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		545,852	
SOH/AGL Deduction		293,972	
ASSESSED VALUE		251,880	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		201,880	
TOTAL JUST VALUE		545,852	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,217	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B972136	NEW CONSTR	96,108	10/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1769/1421	12/15/2011	TD	U	I	30	100
GRANTOR: GRIFFITHS MARY C (SUC						
GRANTEE: GRIFFITHS MARY C						
1766/1382	11/29/2011	QC	U	I	11	100
GRANTOR: GRIFFITHS GILBERT W						
GRANTEE: GRIFFITHS GILBERT T						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W22 FSP=[YR=2011] W16 S2 E2 S7 E14 N9 \$ S9 W14 N7 W2 N2 W9 S3 W1 S35 E1 S3 E7 FOP=[YR=1998] S4 E8 N7 W4 S1 W4 S2 \$ N2 E4 N1 E4 S10 E11 FGR=[YR=1998] S10 E21 N24 W3 S2 W14 N3 W4 S15 \$ N15 E4 S3 E14 N2 E3 N34 \$.											