



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		2.5 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,318	100	1,318	182,940
FGR	479	55	263	36,505
FOP	42	30	13	1,804
FSP	120	40	48	6,662
FUS	602	100	602	83,558

TOTALS	2,561		2,244	311,470
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	805.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	37.00	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

REVIEW DATE	01/06/2023	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,244	126.9002	158.63	355,966	1998	1998	0	0	12.50	87.50
1 SNGL FAM - 100% - 2005 Heated Area: 1920 HX Base Yr 2005											

3024 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	805.00	SF	6.50	6.50	100	1998	1998	3	75	3,924	
3	0810	CONCRETE A	0	100	0	0	37.00	SF	6.50	6.50	100	1998	1998	3	75	180	

TOTAL OB/XF													6,939	
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DPH	%	TOT	UNIT	ADJ UNIT	LA		
ZONE	ZONE			LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VAL		
03	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2		

Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		311,470	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		568,409	
SOH/AGL Deduction		ASSESSED VALUE		262,197	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		568,409	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				484,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983828	NEW CONSTR	103,524	06/04/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2726/182	7/17/2024	FJ	U	I	11	0	
GRANTOR: BRODIE PAUL M EST							
GRANTEE: BRODIE PAUL C							
1129/1551	4/15/2003	WD	U	I	07	100	
GRANTOR: NORRIS RONALD LEE							
GRANTEE: BRODIE PAUL M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1998] W12 BAS=[YR=1998] W29 S24 FGR=[YR=1998] S23 E21 FOP=[YR=1998] E7 N6 W7 S6 \$ N21 W2 N2 W19 \$ E19 S2 E2 S15 E7 S6 E2 S2 E9 N2 E2 N14 E2 N7 W2 N16 W12 N10 \$ S10 E12 N10 \$ PTR= E15 FUS=[YR=1998] E19 N3 E3 S5 E4 S22 W3 S1 W7 N1 W3 N2 W13 N14 E2 N2 W2 N6 \$ W15 \$.									