

LOT 43
IN OR 1776/343
EX FRACT PT OR 780/1364

MORRILL JAMIE P & DIANE M
3030 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0043-0000



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	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,776	100	1,776	262,269
FGR	492	55	271	40,020
FOP	36	30	11	1,624
FOP	200	30	60	8,860
FSP	144	40	58	8,565
USP	208	30	62	9,156

TOTALS	2,856		2,238	330,494
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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	0810	CONCRETE A	0	100	0	0	675.00	SF	6.50	6.50	3,291
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	293
3	0810	CONCRETE A	0	100	78	3	234.00	SF	6.50	6.50	1,141
4	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	616

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,238	135.0146	168.77	377,707	1998	1998	0	0	12.50	87.50
1 SNGL FAM - 100% - 2014 Heated Area: 1776 HX Base Yr 2014											
3030 ROBERT OLIVER AVE, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										330,494	
TOTAL MARKET OB/XF VALUE										5,341	
TOTAL LAND VALUE - MARKET										250,000	
TOTAL MARKET VALUE										585,835	
SOH/AGL Deduction										285,301	
ASSESSED VALUE										300,534	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										245,534	
TOTAL JUST VALUE										585,835	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										501,242	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991089	ADDITION	3,685	08/19/1999
B991023	ADDITION	1,456	08/11/1999
B984678	ADDITION	3,500	12/16/1998
B984068	NEW CONSTR	98,015	07/10/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1776/0343	1/27/2012	WD	Q	I	02	279,000	
GRANTOR: GOBLE PATRICIA G							
GRANTEE: MORRILL JAMIE P & D							
0861/1661	1/07/1999	WD	Q	I		160,000	
GRANTOR: ALMAND DORIS J							
GRANTEE: GOBLE JACK & PATRIC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1999] W18 USP=[YR=1999] W26 S8 FOP=[YR=1998] S8 BAS=[YR=1998] S30 FGR=[YR=1998] S22 E21 N8 E3 FOP=[YR=1998] E6 N6 W6 S6 \$ N10 W3 N4 W21 \$ E21 S4 E3 S4 E6 S6 E2 S4 E12 N56 W16 S8 W18 N3 W8 S3 W2 \$ E2 N3 E8 S3 E18 N8 W28 \$ E26 N8 \$ S8 E18 N8 \$.											

TOTAL OB/XF											
5,341											
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	