



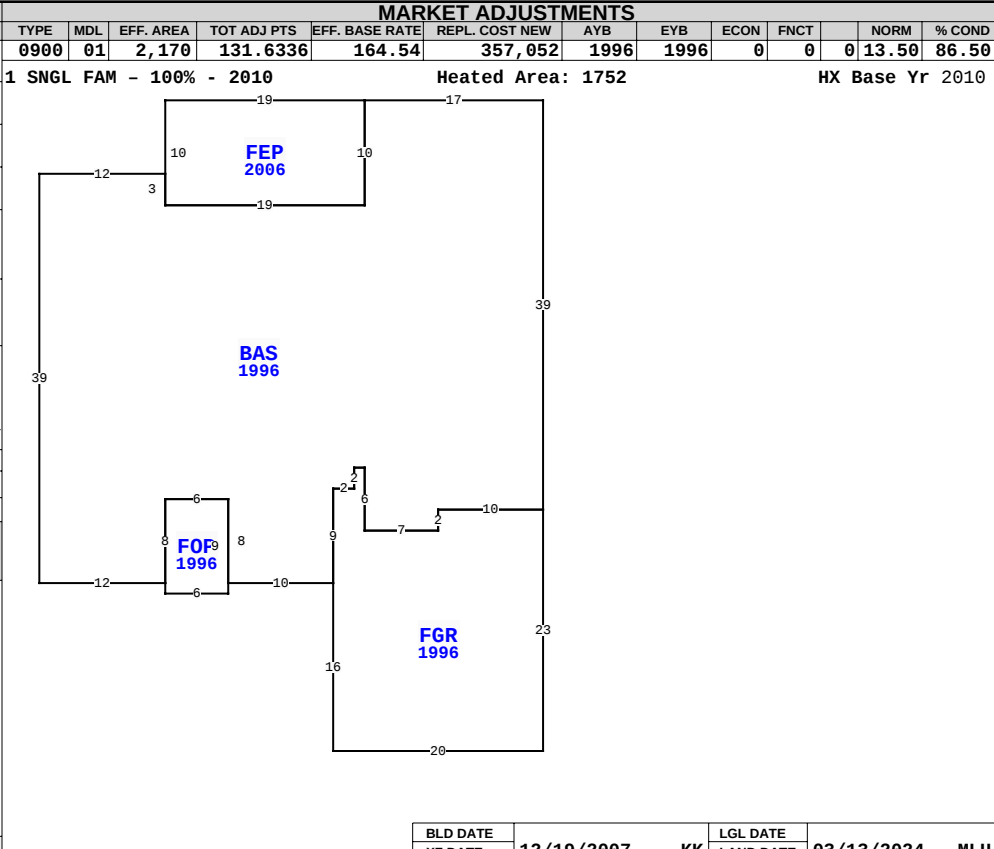
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,752	100	1,752	249,357
FEP	190	80	152	21,634
FGR	454	55	250	35,582
FOP	54	30	16	2,278
TOTALS	2,450		2,170	308,850

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0811	CONCRETE B	0 100	0	0	768.00	SF	5.20	5.20	100	1996
3	0810	CONCRETE A	0 100	0	0	84.00	SF	6.50	6.50	100	1996
4	0835	QUARY TILE	0 100	0	0	92.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT	



2964 ROBERT OLIVER AVE, FERNANDINA BEACH	BLD DATE 12/19/2007	KK	LGL DATE 03/13/2024	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
6,843											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		308,850	
TOTAL MARKET OB/XF VALUE		6,843	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		565,693	
SOH/AGL Deduction		304,327	
ASSESSED VALUE		261,366	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		211,366	
TOTAL JUST VALUE		565,693	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		482,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070124	REMODEL	250	01/26/2007
20062608	XFOB	8,900	11/28/2006
B969804	NEW CONSTR	87,468	05/07/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1159/0686	8/04/2003	WD	Q	I	
GRANTOR: GREENE EDGAR B & CECI					SALE PRICE 265,000
GRANTEE: GILLES DONALD L & P					
0769/0190	8/22/1996	WD	Q	I	
GRANTOR: ALMAND DORIS J					140,700
GRANTEE: GREENE EDGAR B & CE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W17 FEP=[YR=2006] W19 S10 E19 N10 \$ S10 W19 N3 W12 S39 E12 FOP=[YR=1996] S1 E6 N9 W6 S8 \$ N8 E6 S8 E10 FGR=[YR=1996] S16 E20 N23 W10 S2 W7 N6 W1 S2 W2 S9 \$ N9 E2 N2 E1 S6 E7 N2 E10 N39 \$.											