



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,753	100	1,753	248,349
FEP	130	80	104	14,733
FGR	481	55	265	37,543
FOP	35	30	10	1,416
FSP	377	40	151	21,392
FUS	415	100	415	58,794

TOTALS	3,191		2,698	382,228
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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	0812	CONCRETE C	0 100	0	0	1,422.00	SF	4.00	
3	0810	CONCRETE A	0 100	14	10	140.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	000100	C	SFR	100	0003	R-2	0.00	0.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,698	130.2720	162.84	439,342	1997	1997	0	0
1 SNGL FAM - 100% - 2024									
Heated Area: 2168									
HX Base Yr 2024									
2884 ROBERT OLIVER AVE, FERNANDINA BEACH									
BLD DATE: 03/13/2024 MLU									

TOTAL OB/XF									
7,835									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
382,228									
TOTAL MARKET OB/XF VALUE									
7,835									
TOTAL LAND VALUE - MARKET									
250,000									
TOTAL MARKET VALUE									
640,063									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
640,063									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
590,063									
TOTAL JUST VALUE									
640,063									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
538,843									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162946	13X28	8,303	10/28/2016
20111864	WTR HTR	700	10/14/2011
20060706	REMODEL	200	04/05/2006
20060569	ADDITION	0	03/17/2006
20041938	XFOB	1,000	10/21/2004
B973	NEW CONSTR	110,124	08/22/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2660/212	8/10/2023	WD	Q	I	01	812,000	
GRANTOR:WELLS ROBERT L JR & B							
GRANTEE:DECKER JAMES C & PA							
0816/1916	12/16/1997	WD	Q	I		162,900	
GRANTOR:ALMAND DORIS J							
GRANTEE:WELLS ROBERT JR & B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997;ORIG=0,0] W20 S3 W19 S13 W10 S27 E12 N3 E10 N1 N7 E5 S5 E6 S5 E16 N42 \$									
FGR=[YR=1997;ORIG=-49,43] S21 E11 N1 E11 N23 W10 S3 W12 \$									
FUS=[YR=1997;ORIG=14,0] E7 N3 E5 S3 E4 S25 W16 N25 \$									
FSP=[YR=2017;ORIG=-20,0] N10 W29 S13 E29 N3 \$									
FEP=[YR=2006;ORIG=-49,3] S13 E10 N13 W10 \$									
FOP=[YR=1997;ORIG=-27,39] E5 N7 W5 S7 \$									
PTR=[ORIG=-1,0] E15 W15 \$									