

SINGLETON RONALD W & SUSAN I
2866 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

00-00-30-021L-0063-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
 0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1076.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,6911001,691229,968

FEP1308010414,144

FEP100808010,880

FGR4715525935,223

FOP303091,224

FSP190407610,336

PTO12856816

TOTALS2,7402,225302,589

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199619963792,765

20812CONCRETE C0100001,209.00SF4.004.00100199619963723,482

30810CONCRETE A01000015.00SF6.506.501001996199637270

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003R-20.000.001.00LT1.001.001.00250,000.00250,000.00250,000REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0900012,225125.7732157.22349,814199619960013.5086.50

1 SNGL FAM - 100% - 2006Heated Area: 1691HX Base Yr 2006

Diagram showing lot areas and building footprints:

Basement area: BAS 1996

Floor Plan area: FEP 1998, FSP 1998, PTO 1998, FOP 1996, FGR 1996

BLD DATE: 03/13/2024 MLULAND DATE: AG DATE:LGL DATE: 03/13/2024 MLU

2866 ROBERT OLIVER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE302,589

TOTAL MARKET OB/XF VALUE6,317

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE558,006

SOH/AGL Deduction300,966

ASSESSED VALUE257,940

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE207,940

TOTAL JUST VALUE558,006

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE475,525

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1364/086811/03/2005WDQI362,000

GRANTOR:HARPER LARRY & SONIA

GRANTEE:SINGLETON RONALD W

1214/14113/11/2004WDQI291,000

GRANTOR:GREEN HENRY B JR

GRANTEE:HARPER LARRY & SONI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 PTO=[YR=1998] N8 W16 S1 FSP=[YR=1998] W19
FEP=[YR=1998] W10 S10 FEP=[YR=1996] S13 E10 N13 W10 S E10
N10 \$ S10 E19 N10 \$ S7 E16 \$ W16 S3 W19 S13 W10 S20
FGR=[YR=1996] S24 E22 N21 FOP=[YR=1996] E5 N6 W5 S6 \$ W19
N3 W3 \$ E3 S3 E19 N6 E5 S4 E6 S5 E16 N42 \$.