LOT 72
IN OR 1919/374
EGANS LANDING PB 5/387-387B

MCCANN MARTHA B
2766 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-021L-0072-0000

BUILDING CHARACTERISTICS

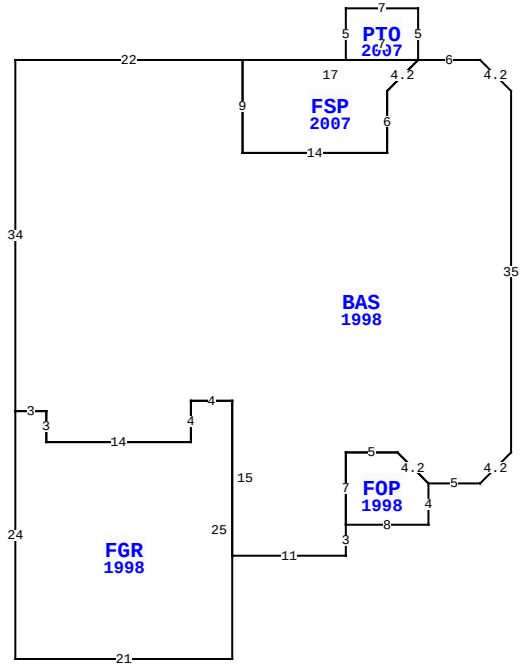
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,777	100	1,777	247,135
FGR	466	55	256	35,603
FOP	52	30	16	2,225
FSP	131	40	52	7,232
PTO	35	5	2	278
TOTALS	2,461		2,103	292,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,103	124.3081	155.39	326,785	1998	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2015 Heated Area: 1777 HX Base Yr 2015



2766 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,473
TOTAL MARKET OB/XF VALUE		7,008
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		549,481
SOH/AGL Deduction		307,917
ASSESSED VALUE		241,564
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		186,564
TOTAL JUST VALUE		549,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120617	FENCE, WOOD	0	04/11/2012
20081020	H/AC	3,000	06/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1919/0374	5/27/2014	WD	Q	I	02	338,000
GRANTOR: GRANHOLM TOM R & KATH						
GRANTEE: MCCANN JOSEPH E III						
1065/0281	6/26/2002	WD	Q	I		228,000
GRANTOR: POLLAK MARY L						
GRANTEE: GRANHOLM TOM R & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] U3 L3 W6 PTO=[YR=2007] N5 W7 S5 E7$ FSP=[YR=2007] W17 S9 E14 N6 R3 U3 $ D3 L3 S6 W14 N9 W22 S34 FGR=[YR=1998] S24 E21 N25 W4 S4 W14 N3 W3$ E3 S3 E14 N4 E4 S15 E11 N3 FOP=[YR=1998] E8 N4 L3 U3 W5 S7$ N7 E5 D3 R3 E5 R3 U3 N35$.

EXTRA FEATURES

LN	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	769.00	SF	6.50	6.50	100	1998	1998	3	75	3,749	
3	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1998	1998	3	75	424	

LAND DESCRIPTION

TOTAL OB/XF 7,008

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW 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