LOT 1
EGANS LANDING PBK 5/387-387B

BUCHANAN ANN VARN
3035 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0001-0000

BUILDING CHARACTERISTICS

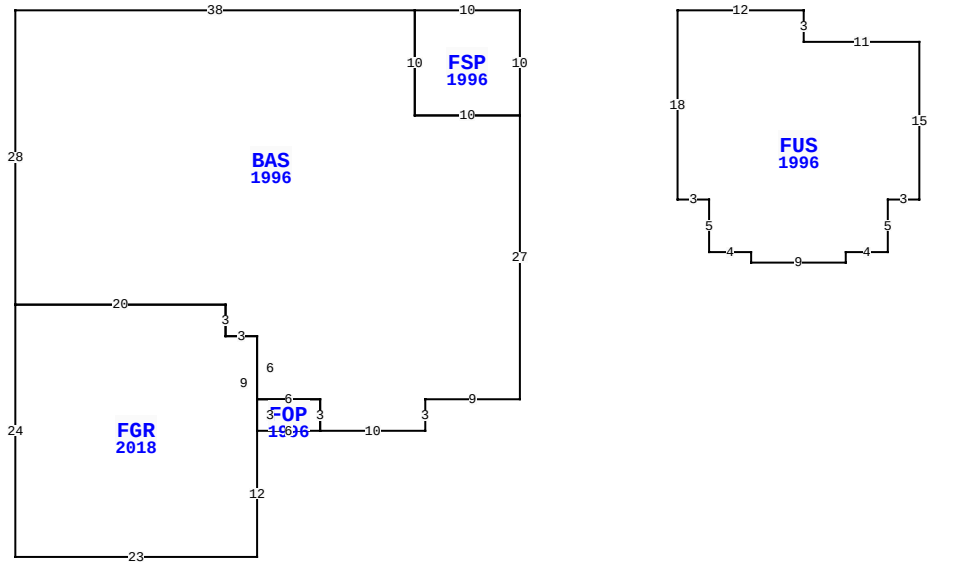
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1996	1,508	218,503
FGR	543	55	2018	299	43,324
FOP	18	30	1996	5	725
FSP	100	40	1996	40	5,796
FUS	475	100	1996	475	68,825
TOTALS	2,644			2,327	337,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	126.9002	167.51	389,796	1996	1996	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2019 Heated Area: 1983 HX Base Yr 2019



3035 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 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		337,174
TOTAL MARKET OB/XF VALUE		5,111
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		692,285
SOH/AGL Deduction		372,668
ASSESSED VALUE		319,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,895
TOTAL JUST VALUE		692,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190545	SCRN UNDER	0	09/16/2019
20090461	H/AC	1,000	04/15/2009
B9695664	NEW CONSTR	84,175	01/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1451	4/16/2021	QC	U	I	11	100
GRANTOR: SHUMAN ANN V						
GRANTEE: BUCHANAN ANN VARN						
2383/0936	6/06/2020	QC	U	I	11	100
GRANTOR: RAY THOMAS R						
GRANTEE: SHUMAN ANN V						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1996] W10 BAS=[YR=1996] W38 S28 FGR=[YR=2018] S24 E23 N12 FOP=[YR=1996] E6 N3 W6 S3 $ N9 W3 N3 W20$ E20 S3E3 S6 E6 S3 E10 N3 E9 N27 W10 N10 $ S10 E10 N10 $ PTR= E15 FUS=[YR=1996] E12 S3 E11 S15 W3 S5 W4 S1 W9 N1 W4 N5 W3 N18 $ W15$.

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	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	1996	1996	3	70	2,075	
3	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	1996	1996	3	70	341	

LAND DESCRIPTION

TOTAL OB/XF 5,111

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	RES	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 06/09/2021 BY RKA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS