PT LOT 4 & S-1 OF LOT 3
IN OR 2190/1091
EGANS LANDING PB 5/387-387B

FRANK JEAN O
3015 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0004-0000

BUILDING CHARACTERISTICS

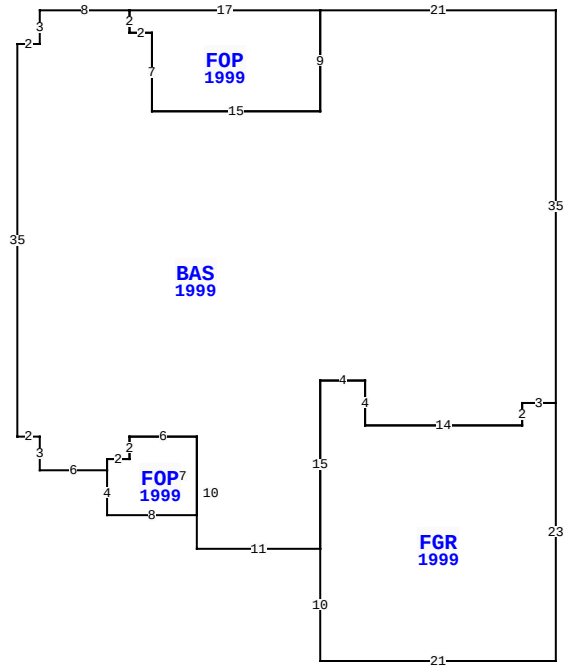
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1999	1,768	258,300
FGR	463	55	1999	255	37,255
FOP	52	30	1999	16	2,337
FOP	139	30	1999	42	6,136
TOTALS	2,422			2,081	304,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	125.7732	166.02	345,488	1999	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2019 Heated Area: 1768 HX Base Yr 2019



3015 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		304,029
TOTAL MARKET OB/XF VALUE		6,101
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		660,130
SOH/AGL Deduction		367,391
ASSESSED VALUE		292,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		242,017
TOTAL JUST VALUE		660,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200346	REMODEL	30,000	06/11/2020
20080975	H/AC	8,975	06/09/2008
B984695	NEW CONSTR	105,807	12/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1091	4/16/2018	WD	Q	I	02	330,000
GRANTOR: PARKER MICHAEL SPEC N						
GRANTEE: FRANK JEAN O						
2190/1068	4/12/2018	PR	U	I	19	100
GRANTOR: PARKER TIMOTHY P/R						
GRANTEE: MICHAEL PARKER SPEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 FOP=[YR=1999] W17 S2 E2 S7 E15 N9 $ S9 W15 N7 W2 N2 W8 S3 W2 S35 E2 S3 E6 FOP=[YR=1999] S4 E8 N7 W6 S2 W2 S1 $ N1 E2 N2 E6 S10 E11 FGR=[YR=1999] S10 E21 N23 W3 S2 W14 N4 W4 S15 $ N15 E4 S4 E14 N2 E3 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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	574.00	SF	6.50	6.50	100	1999	1999	3	75	2,798	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1999	1999	3	75	468	

LAND DESCRIPTION

TOTAL OB/XF 6,101

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 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS