LOT 20 IN OR 2220/825
EGANS LANDING PB 5/387-387B

QUINN LESLIE
2755 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 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

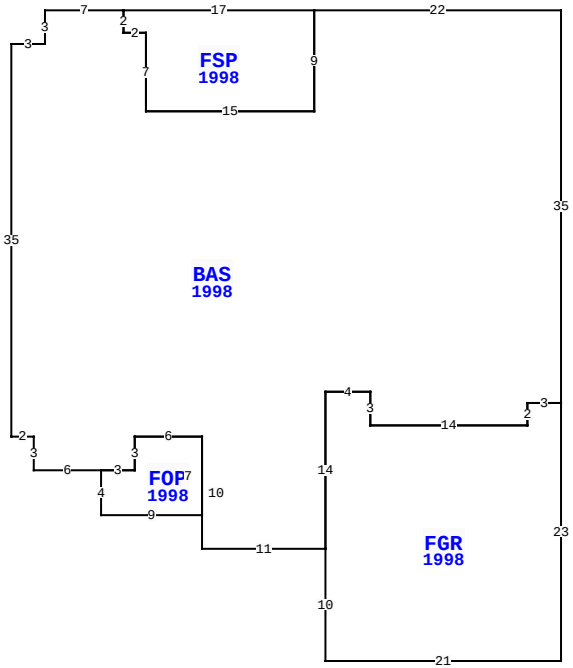
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1998	1,812	253,287
FGR	459	55	1998	252	35,225
FOP	54	30	1998	16	2,237
FSP	139	40	1998	56	7,828
TOTALS	2,464			2,136	298,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,136	121.7160	160.67	343,191	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2019 Heated Area: 1812 HX Base Yr 2019



2755 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,576
TOTAL MARKET OB/XF VALUE		9,255
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		657,831
SOH/AGL Deduction		333,632
ASSESSED VALUE		324,199
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		268,477
TOTAL JUST VALUE		657,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983466	NEW CONSTR	96,108	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0825	8/31/2018	WD	Q	I	01	379,000
GRANTOR: ALLEN JOHN R						
GRANTEE: QUINN LESLIE						
0851/1680	10/09/1998	WD	Q	I		160,700
GRANTOR: ALMAND DORIS J						
GRANTEE: ALLEN JOHN R & PHYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 FSP=[YR=1998] W17 S2 E2 S7 E15 N9 $ S9 W15 N7 W2 N2 W7 S3 W3 S35 E2 S3 E6 FOP=[YR=1998] S4 E9 N7 W6 S3 W3 $ E3 N3 E6 S10 E11 FGR=[YR=1998] S10 E21 N23 W3 S2 W14 N3 W4 S14 $ N14 E4 S3 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	1998	1998	3	80	2,800	
2	0855	CONC PAVER	0	100	0	0	570.00	SF	10.00	10.00	100	2022	2022	3	99	5,643	
3	0855	CONC PAVER	0	100	0	0	82.00	SF	10.00	10.00	100	2022	2022	3	99	812	

LAND DESCRIPTION

TOTAL OB/XF 9,255

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS