LOT 22
IN OR 1791/504
EGANS LANDING PB 5/387-387B

ELISEE ANDREW M & CONNIE L
2725 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0022-0000

BUILDING CHARACTERISTICS

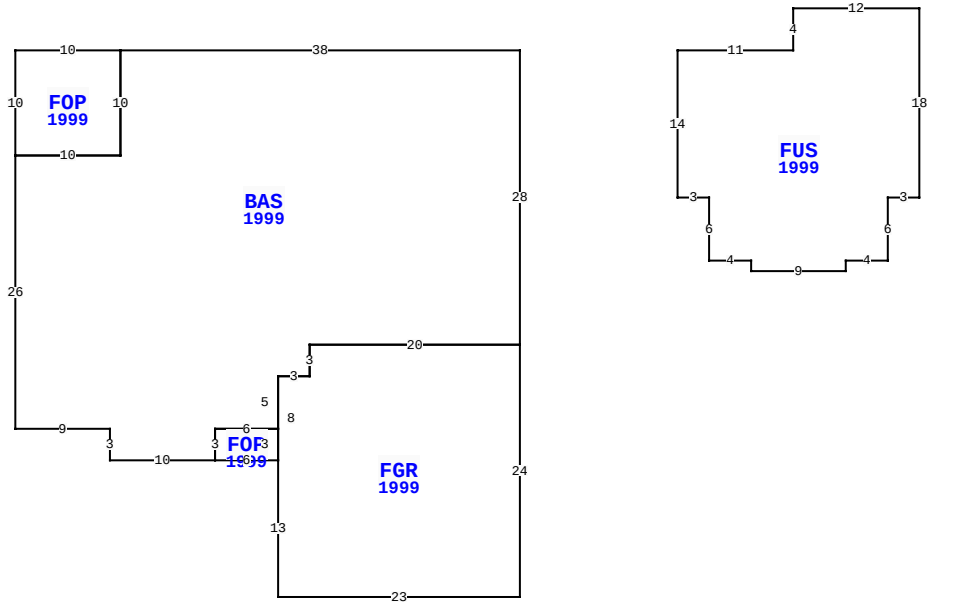
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,483	100	1999	1,483	218,607
FGR	543	55	1999	299	44,075
FOP	18	30	1999	5	737
FOP	100	30	1999	30	4,422
FUS	481	100	1999	481	70,903
TOTALS	2,625			2,298	338,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,298	126.9002	167.51	384,938	1999	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2018 Heated Area: 1964 HX Base Yr 2018



2725 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		338,745
TOTAL MARKET OB/XF VALUE		9,863
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		698,608
SOH/AGL Deduction		348,329
ASSESSED VALUE		350,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,557
TOTAL JUST VALUE		698,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984067	NEW CONSTR	107,568	07/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/0504	4/30/2012	WD	Q	I	02	280,000
GRANTOR: BARTON SHERRY A TRUST						
GRANTEE: ELISEE ANDREW M & C						
0884/0621	5/24/1999	WD	Q	I		179,900
GRANTOR: ALMAND DORIS J						
GRANTEE: BARTON SHERRY A TUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W38 FOP=[YR=1999] W10 S10 E10 N10 $ S10 W10 S26 E9 S3 E10 FOP=[YR=1999] E6 FGR=[YR=1999] S13 E23 N24 W20 S3 W3 S8 $ N3 W6 S3 $ N3 E6 N5 E3 N3 E20 N28 $ PTR= E15 FUS=[YR=1999] E11 N4 E12 S18 W3 S6 W4 S1 W9 N1 W4 N6 W3 N14 $ 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	1999	1999	3	81	2,835	
2	1242	WD DECK A	0	100	0	0	336.00	SF	10.00	10.00	100	2001	2001	3	20	672	
3	0855	CONC PAVER	0	100	0	0	573.00	SF	10.00	10.00	100	2022	2022	3	99	5,673	
4	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	10.00	100	2022	2022	3	99	683	

LAND DESCRIPTION

TOTAL OB/XF 9,863

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