LOT 33
IN OR 1789/1011
EGANS LANDING PB 5/387-387B

TANNER MICHAEL T &/BRUCK-TANNER ROBIN G
2535 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

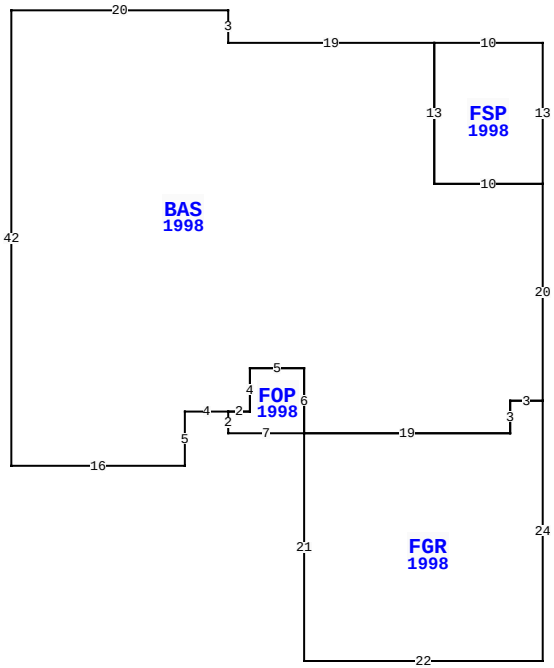
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,691	100	1998	1,691	244,244
FGR	471	55	1998	259	37,409
FOP	34	30	1998	10	1,444
FSP	130	40	1998	52	7,511
TOTALS	2,326			2,012	290,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,012	125.7732	166.02	334,032	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2015 Heated Area: 1691 HX Base Yr 2015



2535 ROBERT OLIVER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		290,608
TOTAL MARKET OB/XF VALUE		16,918
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		657,526
SOH/AGL Deduction		343,063
ASSESSED VALUE		314,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,741
TOTAL JUST VALUE		657,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983505	NEW CONSTR	119,112	08/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1789/1011	4/23/2012	WD	Q	I	02	247,500
GRANTOR: JACOBS MARILYN M & TH						
GRANTEE: TANNER MICHAEL T &						
1367/0384	11/15/2005	WD	Q	I	01	100
GRANTOR: JACOBS THOMAS M & MAR						
GRANTEE: JACOBS MARILYN M &						

BUILDING NOTES

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	1242	WD DECK A	0	100	0	0	269.00	SF	10.00	10.00	100	2000	2000	3	20	538	
3	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00	10.00	100	2019	2019	3	97	13,580	

BUILDING DIMENSIONS

FSP=[YR=1998] W10 BAS=[YR=1998] W19 N3 W20 S42 E16 N5 E4
FOP=[YR=1998] S2 E7 FGR=[YR=1998] S21 E22 N24 W3 S3 W19 $ N6
W5 S4 W2 $ E2 N4 E5 S6 E19 N3 E3 N20 W10 N13 $ S13 E10 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,918

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