LOT 36
EGANS LANDING PB 5/387-387B

PAVEY KAREN K JACKSON
2495 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0036-0000

BUILDING CHARACTERISTICS

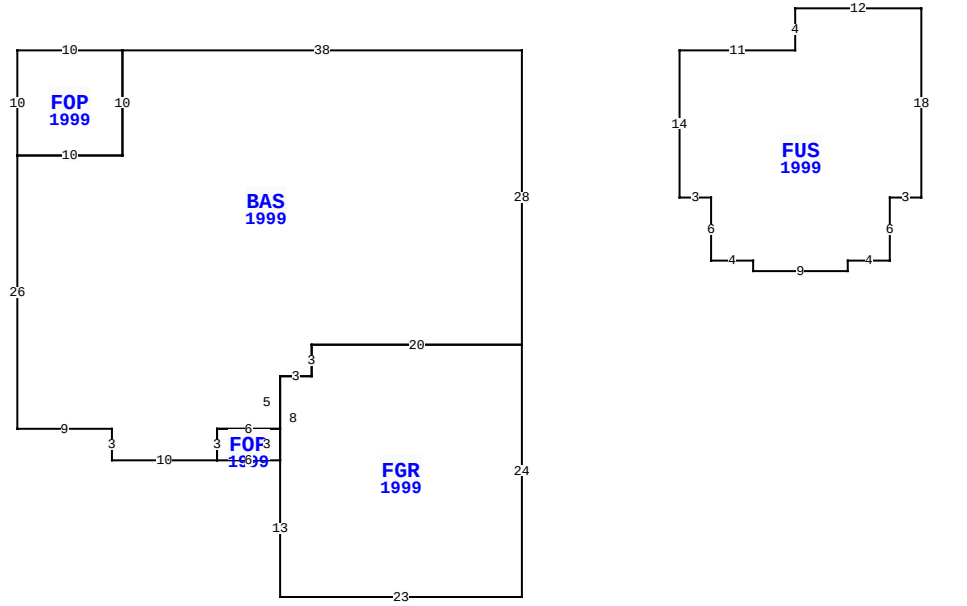
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	217,365
FGR	543	55	1999	299	43,824
FOP	18	30	1999	5	733
FOP	100	30	1999	30	4,397
FUS	481	100	1999	481	70,501
TOTALS	2,625			2,298	336,821

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	12.50	87.50

1 SNGL FAM – 100% - 2024 Heated Area: 1964 HX Base Yr 2024



2495 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		336,821
TOTAL MARKET OB/XF VALUE		9,386
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		696,207
SOH/AGL Deduction		99,071
ASSESSED VALUE		597,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		546,414
TOTAL JUST VALUE		696,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0525	SUN ROOM	71,000	10/29/2024
B983982	NEW CONSTR	107,568	07/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/1076	12/01/2022	TD	Q	I	02	670,000
GRANTOR: GORMLEY KAREN A SUCCE						
GRANTEE: PAVEY KAREN K JACKS						
0930/0974	5/02/2000	WD	Q	I		202,500
GRANTOR: SWISHER DOLORES M						
GRANTEE: DELANEY GISELE C TR						

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	0855	CONC PAVER	0	100	0	0	557.00	SF	10.00	10.00	100	2022	2022	3	99	5,514	
3	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00	10.00	100	2022	2022	3	99	653	
4	0755	FSP	0	100	0	0	96.00	SF	20.00	20.00	100	2000	2000	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 9,386

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 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS