LOT 39
IN OR 1905/304
EGANS LANDING PB 5/387-387B

COLONNA CARLOS E/NICHOLS TERRI P
2475 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0039-0000

BUILDING CHARACTERISTICS

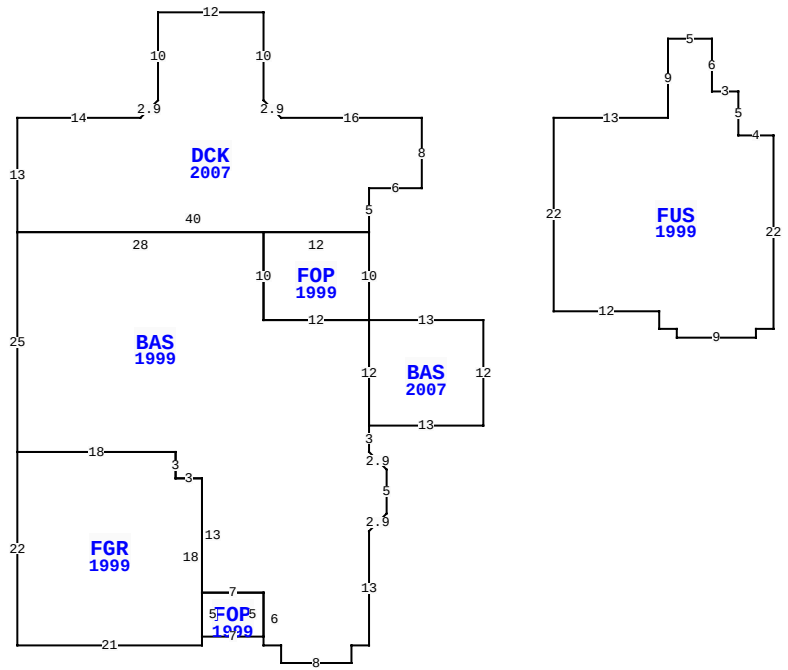
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,295	100	1999	1,295	188,182
BAS	156	100	2007	156	22,669
DCK	716	10	2007	72	10,462
FGR	453	55	1999	249	36,183
FOP	35	30	1999	10	1,453
FOP	120	30	1999	36	5,232
FUS	631	100	1999	631	91,693
TOTALS	3,406			2,449	355,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,449	125.0970	165.13	404,403	1999	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2015 Heated Area: 2082 HX Base Yr 2015



2475 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		355,875
TOTAL MARKET OB/XF VALUE		8,113
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		713,988
SOH/AGL Deduction		371,193
ASSESSED VALUE		342,795
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,073
TOTAL JUST VALUE		713,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070442	GAS	200	03/13/2007
20070326	REMODEL	1,000	02/21/2007
20070229	ADDITION	23,070	02/08/2007
B985014	NEW CONSTR	103,524	02/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1905/0304	3/03/2014	WD	Q	I	01	370,000
GRANTOR: MARRETT JAMES MONROE						
GRANTEE: COLONNA CARLOS E &						
1688/0584	6/25/2010	QC	U	I	11	119,280
GRANTOR: MARETT JAMES MONROE						
GRANTEE: MARETT JAMES M & JA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W16 U2 L2 N10 W12 S10 L2 D2 W14 S13
BAS=[YR=1999] S25 FGR=[YR=1999] S22 E21 N1 FOP=[YR=1999] E7
N5 W7 S5$ N18 W3 N3 W18$ E18 S3 E3 S13 E7 S6 E2 S2 E8 N2 E2
N13 R2 U2 N5 U2 L2 N3 BAS=[YR=2007] E13 N12 W13 S12$ N12
FOP=[YR=1999] N10 W12 S10 E12$ W12 N10 W28$ E40 N5 E6 N8$
PTR= E15 FUS=[YR=1999] E13 N9 E5 S6 E3 S5 E4S22 W2 S1 W9 N1
W2 N2 W12 N22 $ 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	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50	6.50	100	1999	1999	3	75	3,052	
3	0855	CONC PAVER	0	100	0	0	265.00	SF	10.00	10.00	100	2005	2005	3	84	2,226	

LAND DESCRIPTION

TOTAL OB/XF 8,113

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