

LOT 40
IN OR 2019/1458
EGANS LANDING PB 5/387-387B

THEODORE JEFFREY E & KAREN M
3014 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0040-0000



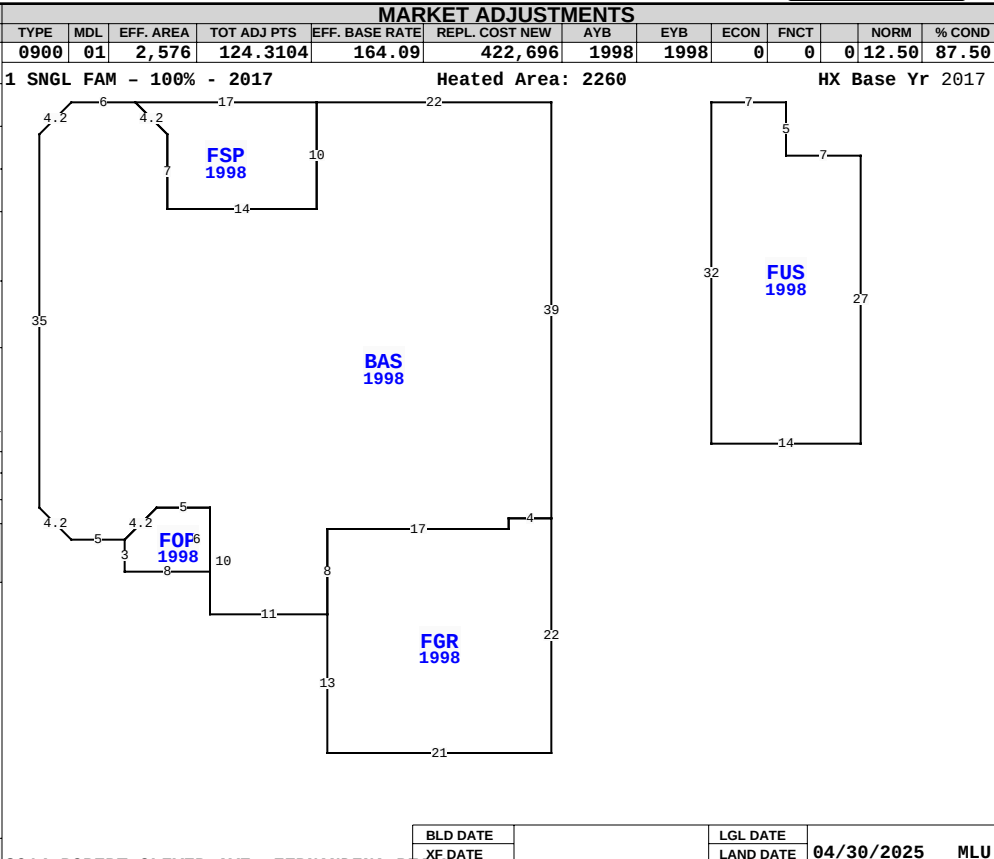
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,847	100	1998	1,847	265,190
FGR	445	55	1998	245	35,177
FOP	44	30	1998	13	1,866
FSP	145	40	1998	58	8,327
FUS	413	100	1998	413	59,298
TOTALS	2,894			2,576	369,859

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	2,800
2	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	3,654
3	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	484

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00	LT	



3014 ROBERT OLIVER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/30/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,938											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		369,859	
TOTAL MARKET OB/XF VALUE		6,938	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		726,797	
SOH/AGL Deduction		353,928	
ASSESSED VALUE		372,869	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		322,147	
TOTAL JUST VALUE		726,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		623,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101527	H/AC	2,500	09/09/2010
B983746	NEW CONSTR	119,112	05/18/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2019/1458	12/18/2015	WD	Q	I	01	390,000	
GRANTOR: TENNYSON BRIAN & JEAN							
GRANTEE: THEODORE JEFFREY E							
1859/0647	5/16/2013	WD	Q	I	02	344,000	
GRANTOR: SILVERIO THOMAS J & S							
GRANTEE: TENNYSON BRIAN & JE							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1998] W22 FSP=[YR=1998] W17 D3 R3 S7 E14 N10 \$ S10
W14 N7 L3 U3 W6 D3 L3 S35 R3 D3 E5 FOP=[YR=1998] S3 E8
N6 W5 D3 L3 \$ R3 U3 E5 S10 E11 FGR=[YR=1998] S13 E21 N22
W4S1 W17 S8 \$ N8 E17 N1 E4 N39 \$PTR= E15 FUS=[YR=1998] E7 S5
E7 S27 W14 N32 \$ W15 \$.