LOT 43
IN OR 1776/343
EX FRACT PT OR 780/1364

MORRILL JAMIE P & DIANE M
3030 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0043-0000

BUILDING CHARACTERISTICS

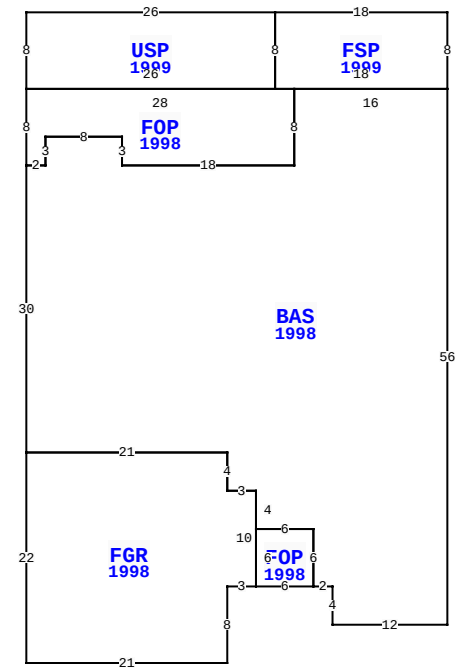
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,776	100	1998	1,776	275,372
FGR	492	55	1998	271	42,019
FOP	36	30	1998	11	1,705
FOP	200	30	1998	60	9,303
FSP	144	40	1999	58	8,993
USP	208	30	1999	62	9,614
TOTALS	2,856			2,238	347,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	135.0146	178.22	398,856	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2014 Heated Area: 1776 HX Base Yr 2014



3030 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		347,005
TOTAL MARKET OB/XF VALUE		5,198
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		702,203
SOH/AGL Deduction		392,954
ASSESSED VALUE		309,249
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		253,527
TOTAL JUST VALUE		702,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B991089	ADDITION	3,685	08/19/1999
B991023	ADDITION	1,456	08/11/1999
B984678	ADDITION	3,500	12/16/1998
B984068	NEW CONSTR	98,015	07/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1776/0343	1/27/2012	WD	Q	I	02	279,000
GRANTOR: GOBLE PATRICIA G						
GRANTEE: MORRILL JAMIE P & D						
0861/1661	1/07/1999	WD	Q	I		160,000
GRANTOR: ALMAND DORIS J						
GRANTEE: GOBLE JACK & PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] W18 USP=[YR=1999] W26 S8 FOP=[YR=1998] S8 BAS=[YR=1998] S30 FGR=[YR=1998] S22 E21 N8 E3 FOP=[YR=1998] E6 N6 W6 S6 $ N10 W3 N4 W21 $ E21 S4 E3 S4 E6 S6 E2 S4 E12 N56 W16 S8 W18 N3 W8 S3 W2 $ E2 N3 E8 S3 E18 N8 W28 $ E26 N8 $ S8 E18 N8 $.

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	0810	CONCRETE A	0	100	0	0	675.00	SF	6.50	6.50	100	1998	1998	3	73	3,203	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	73	285	
3	0810	CONCRETE A	0	100	78	3	234.00	SF	6.50	6.50	100	1998	1998	3	73	1,110	
4	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1999	1999	3	75	600	

LAND DESCRIPTION

TOTAL OB/XF 5,198

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