LOT 44
EGANS LANDING PB 5/387-387B

DEFRUSCIO ROBERT A & DIANNE
3034 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0044-0000

BUILDING CHARACTERISTICS

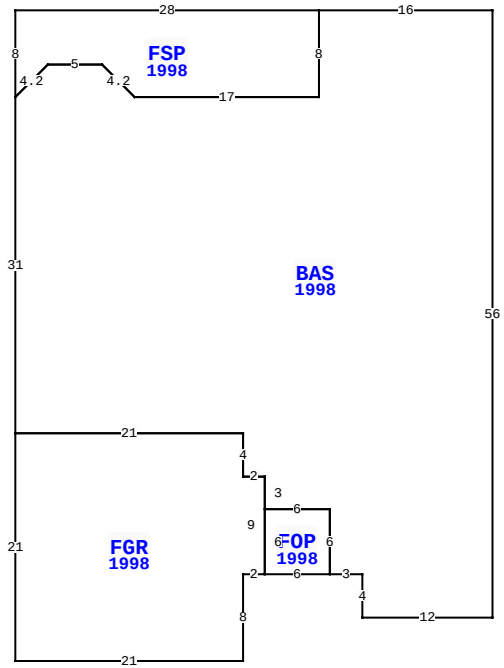
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,809	100	1998	1,809	254,321
FGR	459	55	1998	252	35,428
FOP	36	30	1998	11	1,546
FSP	200	40	1998	80	11,247
TOTALS	2,504			2,152	302,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,152	121.7160	160.67	345,762	1998	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2025 Heated Area: 1809 HX Base Yr 2025



3034 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		302,542
TOTAL MARKET OB/XF VALUE		6,648
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		659,190
SOH/AGL Deduction		0
ASSESSED VALUE		659,190
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		608,468
TOTAL JUST VALUE		659,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110752	OTHER	800	05/17/2011
B984577	REMODEL	1,566	11/24/1998
B972433	NEW CONSTR	98,015	12/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1285	4/05/2023	WD	Q	I	02	590,000
GRANTOR: DICKSON WILLIAM B &						
GRANTEE: DEFRUSCIO ROBERT A						
2564/1862	5/19/2022	QC	U	I	11	100
GRANTOR: DICKSON WILLIAM B						
GRANTEE: DICKSON WILLIAM B &						

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	0810	CONCRETE A	0	100	0	0	748.00	SF	6.50	6.50	100	1998	1998	3	73	3,549	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1998	1998	3	73	299	

BUILDING DIMENSIONS

BAS=[YR=1998] W16 FSP=[YR=1998] W28 S8 U3 R3 E5 D3 R3 E17 N8 $ S8 W17 U3 L3 W5 D3 L3 S31 FGR=[YR=1998] S21 E21 N8 E2 FOP=[YR=1998] E6 N6 W6 S6 $ N9 W2N4 W21 $ E21 S4 E2 S3 E6 S6 E3S4 E12 N56 $.

LAND DESCRIPTION

TOTAL OB/XF 6,648

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