LOT 45
IN OR 2044/690
EGANS LANDING PB 5/387-387B

MAMICH STEPHEN M & GERALDINE
3040 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

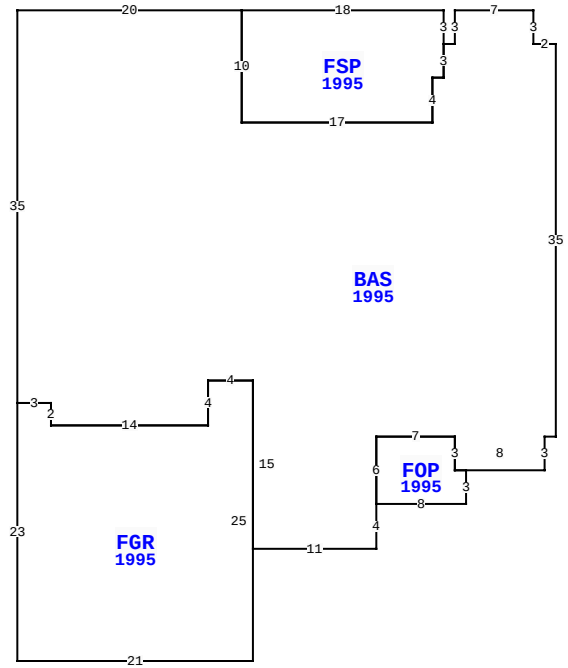
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,730	100	1995	1,730	245,569
FGR	463	55	1995	255	36,196
FOP	45	30	1995	14	1,987
FSP	176	40	1995	70	9,936
TOTALS	2,414			2,069	293,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	125.7732	166.02	343,495	1995	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2018 Heated Area: 1730 HX Base Yr 2018



3040 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		293,688
TOTAL MARKET OB/XF VALUE		7,652
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		651,340
SOH/AGL Deduction		333,746
ASSESSED VALUE		317,594
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,872
TOTAL JUST VALUE		651,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8900	NEW CONSTR	83,790	02/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/0690	5/06/2016	WD	Q	I	01	340,000
GRANTOR: LYNN KEVIN J & PATRIC						
GRANTEE: MAMICH STEPHEN M &						
1689/0896	5/17/2010	WD	U	I	30	100
GRANTOR: LYNN KEVIN J & PATRIC						
GRANTEE: LYNN KEVIN J & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W2 N3 W7 S3 W1 FSP=[YR=1995] N3 W18 S10 E17 N4 E1 N3 $ S3 W1 S4 W17 N10 W20 S35 FGR=[YR=1995] S23 E21 N25 W4 S4 W14 N2 W3 $ E3 S2 E14 N4 E4 S15 E11 N4 FOP=[YR=1995] E8 N3 W1 N3 W7 S6 $ N6 E7 S3 E8 N3 E1 N35 $.

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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	44	16	704.00	SF	5.20	5.20	100	1995	1995	3	68	2,489	
3	0825	BRICK	0	100	0	0	90.00	SF	12.50	12.50	100	1995	1995	3	90	1,013	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1995	1995	3	68	40	
5	0855	CONC PAVER	0	100	0	0	296.00	SF	7.00	7.00	100	1996	1996	3	70	1,450	

LAND DESCRIPTION

TOTAL OB/XF 7,652

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