

WONG KEEN L/MAYES TERESITA C
3044 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

00-00-30-021L-0046-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Units0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1076.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,56510019951,565224,141

FEP25680200420529,361

FGR47155199525937,094

FOP3030199591,289

TOTALS2,3222,038291,884

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,038126.9002167.51341,385199519950014.5085.50

1 SNGL FAM - 100% - 2010Heated Area: 1565HX Base Yr 2010

BLD DATE

XE DATE

LGL DATE

LAND DATE

AG DATE

04/30/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199519953762,660

20812CONCRETE C0100001,038.00SF4.004.00100199519953682,823

30810CONCRETE A01005210.00SF6.506.501001995199536844

41242WD DECK A010000580.00SF10.0010.00100200420043211,218

50911SCRN RM A010000260.00SF14.0014.0010020062006324874

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-20.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE01/06/2023BYTWATotal Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE291,884

TOTAL MARKET OB/XF VALUE7,619

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE649,503

SOH/AGL Deduction390,819

ASSESSED VALUE258,684

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE207,962

TOTAL JUST VALUE649,503

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE535,934

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / I / RSNCDSALE PRICE

0759/03595/08/1996WDQI139,900

GRANTOR: ALMAND AMOS F & DORIS

GRANTEE: WONG KEEN L/MAYES T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W20 S3 W17 FEP=[YR=2004] W12 S23 E10 N10 E2
N13\$ S13 W2 S10 W10 S10 FGR=[YR=1995] S24 E22 N21 W19 N3 W3\$
E3 S3 E19 FOP=[YR=1995] E5 N6 W5 S6\$ N6 E5 S4 E6 S5 E16 N42\$.