

LOT 47 & TRACT C
IN OR 1694/1098
EGANS LANDING PB 5/387-387B

ROMNEY AUDREY A
3050 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0047-0000



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	12	HARDWOOD 70			
Interior Floo	14	CARPET 30			
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	1,648	100	1998	1,648	241,333
FEP	170	80	2005	136	19,916
FGR	474	55	1998	261	38,221
FOP	30	30	1998	9	1,318
PTO	30	5	1998	2	293
TOTALS	2,352			2,056	301,080

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,056	126.7875	167.36	344,092	1998	1999		0	0	12.50	87.50
1 SNGL FAM - 100% - 2015 Heated Area: 1648 HX Base Yr 2015												
3050 ROBERT OLIVER AVE, FERNANDINA BEACH												
BLD DATE 04/30/2025 MLU												

NASSAU COUNTY PROPERTY										2
PAGE 1 of 1										
VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 2					Tax Dist:					
BUILDING MARKET VALUE					301,080					
TOTAL MARKET OB/XF VALUE					8,603					
TOTAL LAND VALUE - MARKET					420,000					
TOTAL MARKET VALUE					729,683					
SOH/AGL Deduction					397,948					
ASSESSED VALUE					331,735					
TOTAL EXEMPTION VALUE					HX HB 50,722					
BASE TAXABLE VALUE					281,013					
TOTAL JUST VALUE					729,683					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					595,512					
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