LOT 59 IN OR 1159/686
EGANS LANDING PB 5/387-387B

GILLES DONALD L & PAMELA A
2964 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0059-0000

BUILDING CHARACTERISTICS

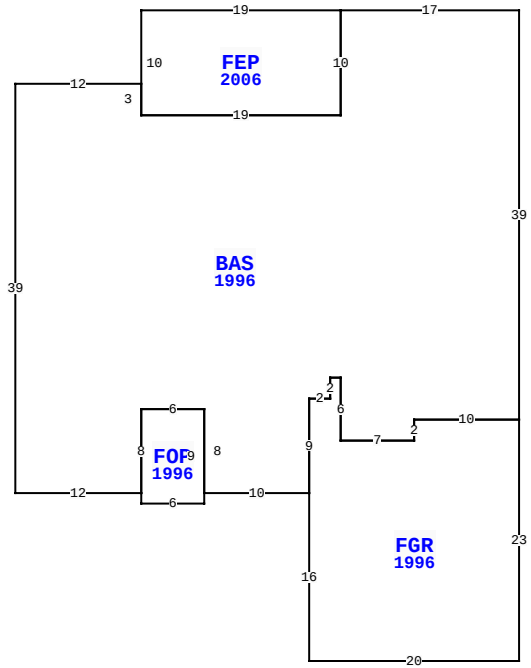
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,752	100	1996	1,752	261,808
FEP	190	80	2006	152	22,714
FGR	454	55	1996	250	37,358
FOP	54	30	1996	16	2,391
TOTALS	2,450			2,170	324,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	131.6336	173.76	377,059	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2010 Heated Area: 1752 HX Base Yr 2010



BLD DATE	12/19/2007 KK	LGL DATE	04/30/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

2964 ROBERT OLIVER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		324,271
TOTAL MARKET OB/XF VALUE		6,673
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		680,944
SOH/AGL Deduction		411,998
ASSESSED VALUE		268,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,224
TOTAL JUST VALUE		680,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070124	REMODEL	250	01/26/2007
20062608	XFOB	8,900	11/28/2006
B969804	NEW CONSTR	87,468	05/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1159/0686	8/04/2003	WD	Q	I		265,000
GRANTOR: GREENE EDGAR B & CECI						
GRANTEE: GILLES DONALD L & P						
0769/0190	8/22/1996	WD	Q	I		140,700
GRANTOR: ALMAND DORIS J						
GRANTEE: GREENE EDGAR B & CE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W17 FEP=[YR=2006] W19 S10 E19 N10 $ S10 W19 N3 W12 S39 E12 FOP=[YR=1996] S1 E6 N9 W6 S8 $ N8 E6 S8 E10 FGR=[YR=1996] S16 E20 N23 W10 S2 W7 N6 W1 S2 W2 S9 $ N9 E2 N2 E1 S6 E7 N2 E10 N39 $.

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	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	1996	1996	3	70	2,796	
3	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1996	1996	3	70	382	
4	0835	QUARY TILE	0	100	0	0	92.00	SF	10.00	10.00	100	2007	2007	3	87	800	

LAND DESCRIPTION

TOTAL OB/XF 6,673

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