LOT 63
IN OR 1364/868
EGANS LANDING PB 5/387-387B

SINGLETON RONALD W & SUSAN I
2866 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

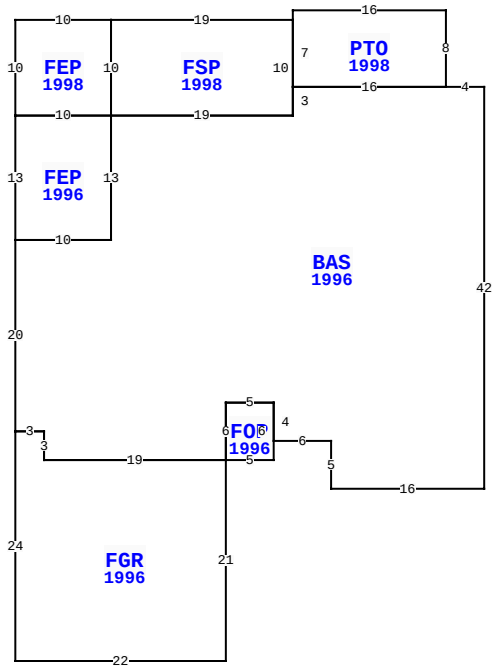
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,691	100	1996	1,691	241,436
FEP	130	80	1996	104	14,849
FEP	100	80	1998	80	11,423
FGR	471	55	1996	259	36,979
FOP	30	30	1996	9	1,285
FSP	190	40	1998	76	10,851
PTO	128	5	1998	6	857
TOTALS	2,740			2,225	317,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	125.7732	166.02	369,394	1996	1996	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2006 Heated Area: 1691 HX Base Yr 2006



2866 ROBERT OLIVER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		317,679
TOTAL MARKET OB/XF VALUE		6,148
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		673,827
SOH/AGL Deduction		408,407
ASSESSED VALUE		265,420
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,698
TOTAL JUST VALUE		673,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984007	ADDITION	20,000	07/20/1998
B969796	NEW CONSTR	83,032	05/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0868	11/03/2005	WD	Q	I		362,000
GRANTOR: HARPER LARRY & SONIA						
GRANTEE: SINGLETON RONALD W						
1214/1411	3/11/2004	WD	Q	I		291,000
GRANTOR: GREEN HENRY B JR						
GRANTEE: HARPER LARRY & SONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 PTO=[YR=1998] N8 W16 S1 FSP=[YR=1998] W19 FEP=[YR=1998] W10 S10 FEP=[YR=1996] S13 E10 N13 W10 $ E10 N10 $ S10 E19 N10 $ S7 E16 $ W16 S3 W19 S13 W10 S20 FGR=[YR=1996] S24 E22 N21 FOP=[YR=1996] E5 N6 W5 S6 $ W19 N3 W3 $ E3 S3 E19 N6 E5 S4 E6 S5 E16 N42 $.

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	0812	CONCRETE C	0	100	0	0	1,209.00	SF	4.00	4.00	100	1996	1996	3	70	3,385	
3	0810	CONCRETE A	0	100	0	0	15.00	SF	6.50	6.50	100	1996	1996	3	70	68	

LAND DESCRIPTION

TOTAL OB/XF 6,148

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