LOT 65
IN OR 1187/1195
EGANS LANDING PB 5/387-387B

WOMBLE WESLEY
2842 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0065-0000

BUILDING CHARACTERISTICS

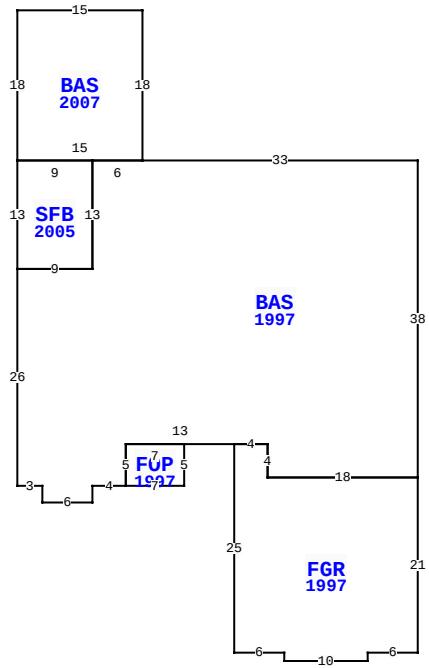
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,664	100	1997	1,664	238,531
BAS	270	100	2007	270	38,704
FGR	488	55	1997	268	38,417
FOP	35	30	1997	10	1,433
SFB	117	80	2005	94	13,475
TOTALS	2,574			2,306	330,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,306	125.5478	165.72	382,150	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2004 Heated Area: 2028 HX Base Yr 2004



2842 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,560
TOTAL MARKET OB/XF VALUE		7,673
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		688,233
SOH/AGL Deduction		413,341
ASSESSED VALUE		274,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,170
TOTAL JUST VALUE		688,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071518	H/AC	400	08/15/2007
20071326	OTHER	2,000	07/17/2007
20071332	REMODEL	1,500	07/17/2007
20071275	ADDITION	20,000	07/11/2007
20052207	XFOB	7,000	07/13/2005
B9710361	NEW CONSTR	80,668	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1187/1195	11/10/2003	WD	Q	I		218,500
GRANTOR: TROWBRIDGE KAREN V						
GRANTEE: WOMBLE WESLEY						
1179/1817	10/10/2003	TD	Q	I	01	100
GRANTOR: POOLE ROY G TRUSTEE O						
GRANTEE: TROWBRIDGE KAREN V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W33 BAS=[YR=2007] N18 W15 S18 SFB=[YR=2005] S13 E9 N13 W9$ E15 $ W6 S13 W9 S26 E3 S2 E6 N2 E4 FOP=[YR=1997] E7 N5 W7 S5$ N5 E13 FGR=[YR=1997] S25 E6 S1 E10 N1 E6 N21 W18 N4 W4$ E4 S4 E18 N38$.

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	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,315.00	SF	4.00	4.00	100	1997	1997	3	72	3,787	
3	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	2008	2008	3	88	1,121	

LAND DESCRIPTION

TOTAL OB/XF 7,673

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