LOT 66
EGANS LANDING PB 5/387-387B

GRECO ANTHONY R & JANICE L
2826 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0066-0000

BUILDING CHARACTERISTICS

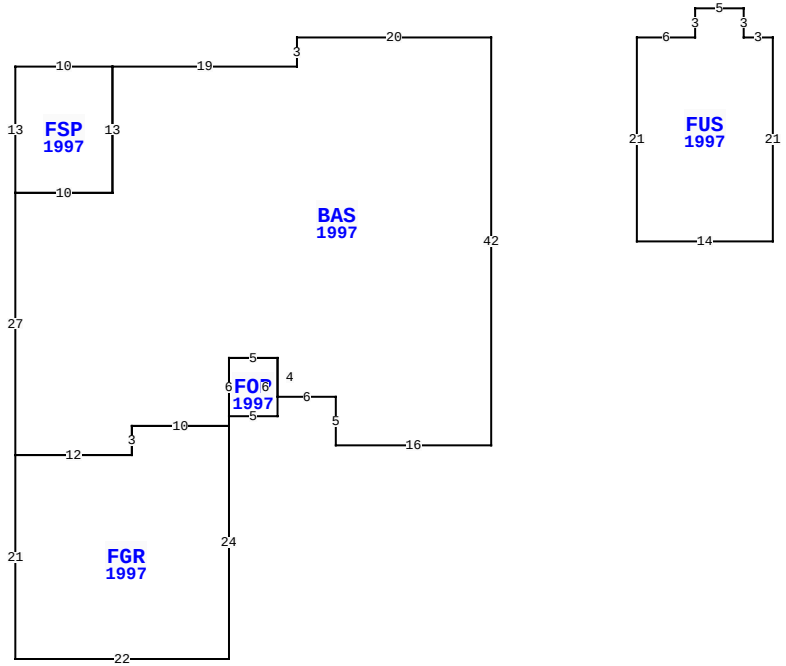
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,758	100	1997	1,758	255,396
FGR	492	55	1997	271	39,370
FOP	30	30	1997	9	1,308
FSP	130	40	1997	52	7,554
FUS	309	100	1997	309	44,891
TOTALS	2,719			2,399	348,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,399	127.2383	167.95	402,912	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2023 Heated Area: 2067 HX Base Yr 2023



2826 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		348,519
TOTAL MARKET OB/XF VALUE		6,460
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		704,979
SOH/AGL Deduction		170,951
ASSESSED VALUE		534,028
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		483,306
TOTAL JUST VALUE		704,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121809	AC	3,100	09/04/2012
B9710365	NEW CONSTR	98,696	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/0659	12/21/2020	WD	U	I	11	100
GRANTOR: WIGHT LAURA R						
GRANTEE: GRECO ANTHONY R & J						
0821/0215	1/30/1998	WD	Q	I		164,400
GRANTOR: ALMAND DORIS J						
GRANTEE: WIGHT LAURA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 S3 W19 FSP=[YR=1997] W10 S13 E10 N13$ S13 W10 S27 FGR=[YR=1997] S21 E22 N24 W10 S3 W12 $ E12 N3 E10 N1 FOP=[YR=1997] E5 N6 W5 S6$ N6 E5 S4 E6 S5 E16 N42$ PTR=E15 FUS=[YR=1997] E6 N3E5 S3 E3 S21 W14 N21$ W15$.

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	1,283.00	SF	4.00	4.00	100	1997	1997	3	72	3,695	

LAND DESCRIPTION

TOTAL OB/XF 6,460

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