LOT 69
EGANS LANDING PB 5/387-387B

BUZZI ROBERT & ALEXIS
2804 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0069-0000

BUILDING CHARACTERISTICS

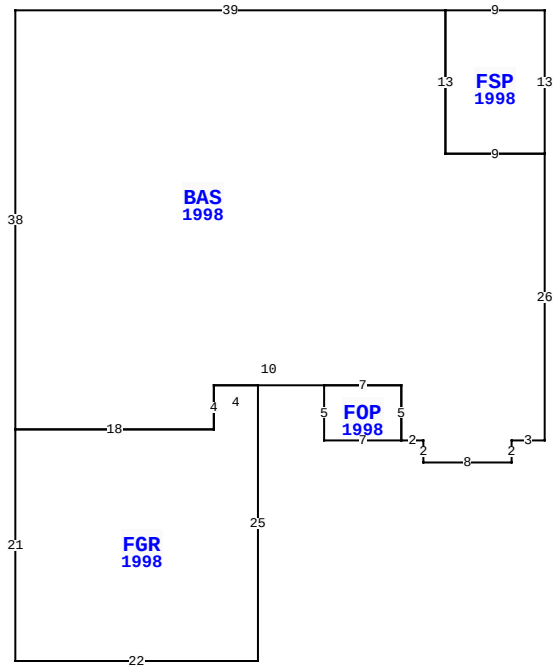
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,668	100	1998	1,668	238,121
FGR	478	55	1998	263	37,546
FOP	35	30	1998	10	1,428
FSP	117	40	1998	47	6,709
TOTALS	2,298			1,988	283,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,988	124.3081	164.09	326,211	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2024 Heated Area: 1668 HX Base Yr 2024



2804 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		283,804
TOTAL MARKET OB/XF VALUE		9,078
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		642,882
SOH/AGL Deduction		97,938
ASSESSED VALUE		544,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		494,222
TOTAL JUST VALUE		642,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B972064	NEW CONSTR	81,956	09/19/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1570	3/16/2022	WD	U	I	30	400,000
GRANTOR: HENSON KATHY J TRUST						
GRANTEE: BUZZI ROBERT & ALEX						
1763/0518	11/03/2011	WD	U	I	30	100
GRANTOR: HENSON KATHY J						
GRANTEE: HENSON KATHY J TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1998] W9 BAS=[YR=1998] W39 S38 FGR=[YR=1998] S21 E22 N25 W4 S4 W18 $ E18 N4 E10 FOP=[YR=1998] S5 E7 N5 W7 $ E7 S5 E2 S2 E8 N2 E3 N26 W9 N13 $ S13 E9 N13 $.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	1,323.00	SF	6.50	6.50	100	1998	1998	3	73	6,278	

LAND DESCRIPTION

TOTAL OB/XF 9,078

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