

NEIDIG HOWARD D JR & CYNTHIA A
2786 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

00-00-30-021L-0071-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1076.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,64610019981,646237,744

FGR50655199827840,154

FOP35301998101,444

FOP117301998355,056

TOTALS2,3041,969284,397

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983802,800

20810CONCRETE A0100001,223.00SF6.506.50100199819983735,803

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000003R-20.000.001.00LT1.001.001.00350,000.00350,000.00350,000

REVIEW DATE08/26/2019BYDJATotal Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,969125.7732166.02326,893199819980013.0087.00

1 SNGL FAM - 100% - 2015Heated Area: 1646HX Base Yr 2015

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/30/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE284,397

TOTAL MARKET OB/XF VALUE8,603

TOTAL LAND VALUE - MARKET350,000

TOTAL MARKET VALUE643,000

SOH/AGL Deduction345,045

ASSESSED VALUE297,955

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE247,233

TOTAL JUST VALUE643,000

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE529,667

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1909/02953/27/2014WD Q Q I 01315,000

GRANTOR: VOZZA BARBARA M & DAV

GRANTEE: NEIDIG HOWARD D JR

0838/01316/17/1998WD Q Q I152,300

GRANTOR: ALMAND DORIS J

GRANTEE: VOZZA BARBARA M & D

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W9 BAS=[YR=1998] W39 S37 FGR=[YR=1998] S22 E6 S1 E10 N1 E6 N25 W4 S3 W18 \$ E18 N3 E10 FOP=[YR=1998] S5 E7 N5 W7 \$ E7 S5 E2 D2 R2 E4 U2 R2 E3 N26 W9 N13\$ S13 E9 N13\$.