LOT 72
EGANS LANDING PB 5/387-387B

MCCANN MARTHA B REVOCABLE TRUST/MCCANN MARTHA B TR
2766 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0072-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		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

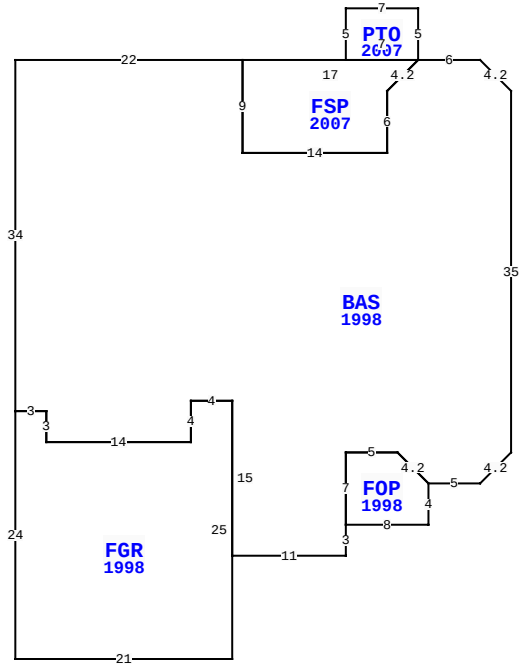
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1076.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1998	1,777	255,140
FGR	466	55	1998	256	36,756
FOP	52	30	1998	16	2,297
FSP	131	40	2007	52	7,466
PTO	35	5	2007	2	287
TOTALS	2,461			2,103	301,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,103	124.3081	164.09	345,081	1998	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2015 Heated Area: 1777 HX Base Yr 2015



2766 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		301,946
TOTAL MARKET OB/XF VALUE		6,862
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		658,808
SOH/AGL Deduction		410,239
ASSESSED VALUE		248,569
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		192,847
TOTAL JUST VALUE		658,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120617	FENCE, WOOD	0	04/11/2012
20081020	H/AC	3,000	06/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/653	10/17/2024	WD	U	I	11	100
GRANTOR: MCCANN MARTHA B						
GRANTEE: MCCANN MARTHA B REV						
1919/0374	5/27/2014	WD	Q	I	02	338,000
GRANTOR: GRANHOLM TOM R & KATH						
GRANTEE: MCCANN JOSEPH E III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] U3 L3 W6 PTO=[YR=2007] N5 W7 S5 E7$ FSP=[YR=2007] W17 S9 E14 N6 R3 U3 $ D3 L3 S6 W14 N9 W22 S34 FGR=[YR=1998] S24 E21 N25 W4 S4 W14 N3 W3$ E3 S3 E14 N4 E4 S15 E11 N3 FOP=[YR=1998] E8 N4 L3 U3 W5 S7$ N7 E5 D3 R3 E5 R3 U3 N35$.

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	769.00	SF	6.50	6.50	100	1998	1998	3	73	3,649	
3	0810	CONCRETE A	0	100	0	0	87.00	SF	6.50	6.50	100	1998	1998	3	73	413	

LAND DESCRIPTION

TOTAL OB/XF 6,862

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