LOT 75
EGANS LANDING PB 5/387-387B

BERRY ROBIN L LIVING TRUST/BERRY ROBIN L TRUSTEE
2704 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

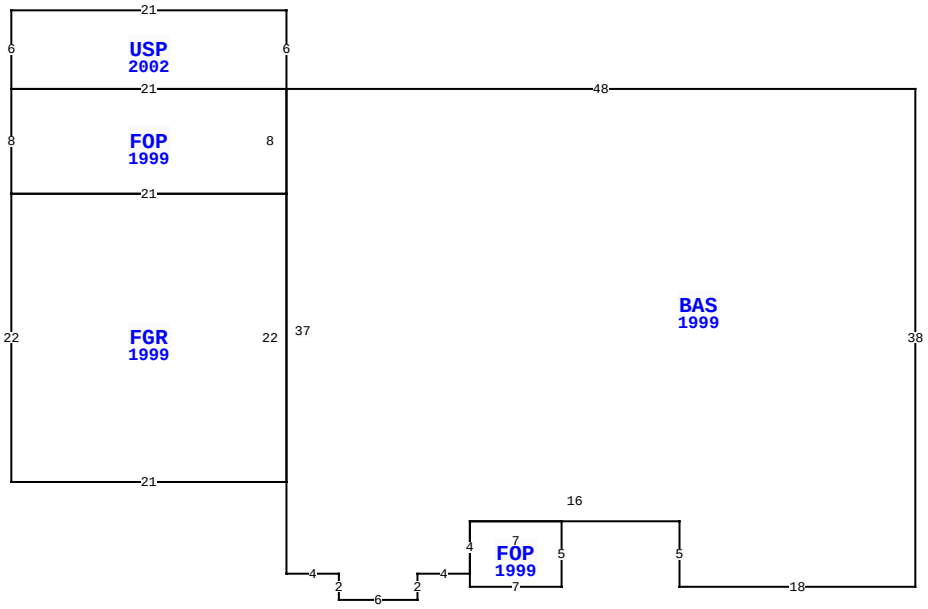
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,742	100	1999	1,742	253,056
FGR	462	55	1999	254	36,898
FOP	35	30	1999	10	1,453
FOP	168	30	1999	50	7,263
USP	126	30	2002	38	5,520
TOTALS	2,533			2,094	304,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,094	125.7732	166.02	347,646	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 0% - 2025 Heated Area: 1742 HX Base Yr



2704 ROBERT OLIVER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	304,190
TOTAL MARKET OB/XF VALUE	7,369
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	661,559
SOH/AGL Deduction	0
ASSESSED VALUE	661,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	661,559
TOTAL JUST VALUE	661,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004502	ADDITION	4,000	12/11/2000
B984790	NEW CONSTR	97,140	01/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/591	6/23/2025	WD	U	I	11	100
GRANTOR: BERRY ROBIN LEIGH						
GRANTEE: BERRY ROBIN L LIVIN						
2757/1690	12/20/2024	WD	Q	I	01	825,000
GRANTOR: KESSLER CHASTITY L &						
GRANTEE: BERRY ROBIN LEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 USP=[YR=2002] N6 W21 S6 FOP=[YR=1999] S8 FGR=[YR=1999] S22 E21 N22 W21 $ E21 N8 W21 $ E21 $ S37 E4 S2 E6 N2 E4 FOP=[YR=1999] S1 E7 N5 W7 S4 $ N4 E16 S5 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	858.00	SF	6.50	6.50	100	1999	1999	3	75	4,183	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	75	351	

LAND DESCRIPTION

TOTAL OB/XF 7,369

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	0	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