W 3551/2 FT OF LOTS 26-27
W 3551/2 FT OF N 50' OF LOT 25
IN DB 275/173 L/E OR 1003/1298

OLIVER THOMAS W & ANITA G
4734 OLIVER LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0025-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

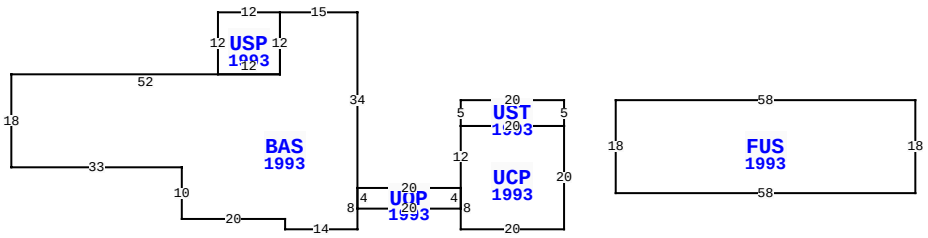
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	10	TERRAZZO 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	1993	1,754	174,361
FUS	1,044	100	1993	1,044	103,782
UCP	400	20	1993	80	7,953
UOP	80	20	1993	16	1,591
USP	144	30	1993	43	4,275
UST	100	45	1993	45	4,473
TOTALS	3,522			2,982	296,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,982	92.1200	121.60	362,611	1952	1980	0	0	0	18.25	81.75

1 SNGL FAM – 100% - 2005 Heated Area: 2798 HX Base Yr 2005



4734 OLIVER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		326,419
TOTAL MARKET OB/XF VALUE		11,679
TOTAL LAND VALUE - MARKET		2,784,000
TOTAL MARKET VALUE		3,122,098
SOH/AGL Deduction		2,778,653
ASSESSED VALUE		343,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,723
TOTAL JUST VALUE		3,122,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,410,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21679	ELEC OTHER	3,000	03/01/2009
R11806	REPAIR/RRF	3,060	03/01/2009
M0408310	H/AC	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1003/1298	8/17/2001	WD	U	V	18	195,000

GRANTOR: OLIVER MARY LUKE
GRANTEE: OLIVER MARY LUKE L/

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 S5 UCP=[YR=1993] S12 UOP=[YR=1993] W20
BAS=[YR=1993] N34 W15 USP=[YR=1993] W12 S12 E12 N12 $ S12 W52
S18 E33 S10 E20 S2 E14 N8 $ S4 E20 N4 $ S8 E20 N20 W20 $ E20
N5$PTR= E10 FUS=[YR=1993] E58 S18 W58 N18 $ W10 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1952	1952	3	20	400	
2	0830	FLAGSTONE	0	100	0	0	210.00	SF	12.00	12.00	100	1952	1952	3	20	504	
3	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50	100	1952	1952	3	20	406	
4	0855	CONC PAVER	0	100	0	0	251.00	SF	10.00	10.00	100	1990	1990	3	57	1,431	
5	0300	BOAT DCK W	0	100	0	0	935.00	SF	40.00	40.00	100	1980	1980	3	20	7,480	
6	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	2009	2009	3	89	1,458	

LAND DESCRIPTION

TOTAL OB/XF 11,679

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	000132	C	RES RIVER	100		RSF-	1348.00	238.00	348.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	2,784,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,784,000 Market: 0 Agricultural: 0 Common: 2,784,000 PRINTED 07/30/2025 BY SYS

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FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0025-0030

BUILDING CHARACTERISTICS

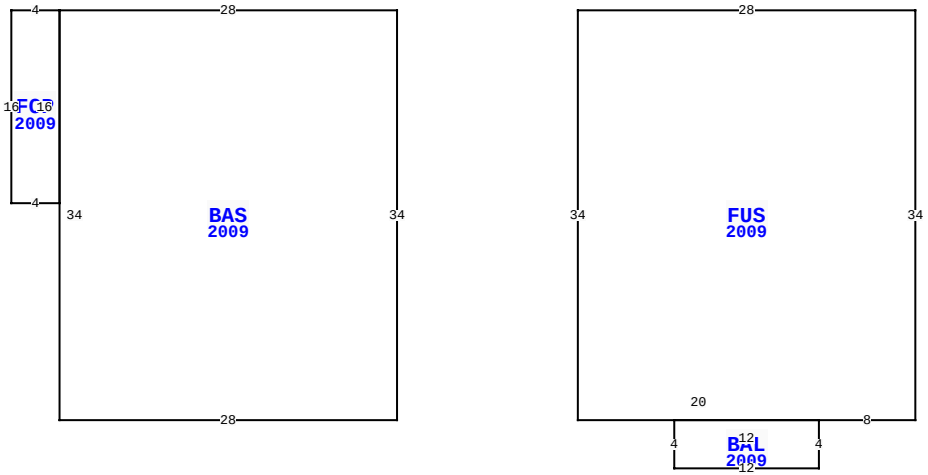
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	2009	7	109
BAS	952	100	2009	952	14,790
FOP	64	30	2009	19	295
FUS	952	100	2009	952	14,790
TOTALS	2,016			1,930	29,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,930	52.4790	19.42	37,481	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2005 Heated Area: 1904 HX Base Yr 2005



4734 OLIVER LN, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/1298	8/17/2001	WD	U	V	18	195,000

GRANTOR: OLIVER MARY LUKE
GRANTEE: OLIVER MARY LUKE L/

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W28 FOP=[YR=2009] W4 S16 E4 N16$ S34 E28 N34$ PTR=E15 FUS=[YR=2009] E28 S34 W8 BAL=[YR=2009] S4 W12 N4 E12$ W20 N34$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,784,000 Market: 0 Agricultural: 0 Common: 2,784,000 PRINTED 07/30/2025 BY SYS