

LOTS 8 9 & 10
IN OR 267/659
O NEIL HEIGHTS #1 PB 3/56

OLIVER OMER J & ANNIE MAE
96010 PINE GROVE ROAD
FERNANDINA BEACH, FL 32034

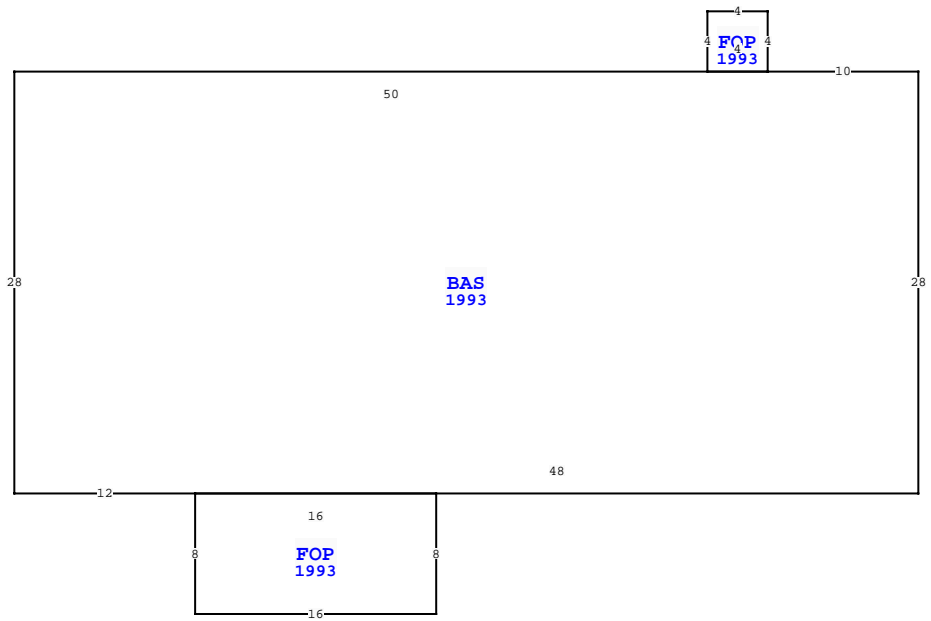
2025

40-2N-28-5060-0008-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 70	
Exterior Wall	04	SINGLE SID 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 60	
Interior Floor	14	CARPET 40	
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	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	1993
FOP	16	30	1993
FOP	128	30	1993
TOTALS	1,824		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 0		215,496	1960	1965		0	0	38.75	61.25
Heated Area: 1680 HX Base Yr 1992												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			131,991
TOTAL MARKET OB/XF VALUE			26,983
TOTAL LAND VALUE - MARKET			168,000
TOTAL MARKET VALUE			326,974
SOH/AGL Deduction			164,754
ASSESSED VALUE			162,220
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			111,498
TOTAL JUST VALUE			326,974
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00811	GARAGE	15,028	02/01/1994
3039	N/A	6,500	10/17/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BAS=[YR=1993] W10 FOP=[YR=1993] N4 W4 S4 E4 \$ W50 S28 E12 FOP=[YR=1993] S8 E16 N8 W16 \$ E48 N28 \$.	

EXTRA FEATURES																
L N	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	0811	CONCRETE B	0	100	0	1,062.00	SF	5.20	5.20	100	1994	1994	3	66	3,645	
2	0511	GARAGE CB-	0	100	26	884.00	SF	40.00	40.00	100	1994	1994	3	66	23,338	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-21	28.00	138.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								
2	000100	C	RES	100		RSF-21	40.00	140.00	2.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	108,000								