PT OF LOT 3 & S-1 OF LOT 2
IN OR 2790/398
EGANS LANDING PB 5/387-387B

ROBINSON ELAINE MARIE
3021 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0003-0000

BUILDING CHARACTERISTICS

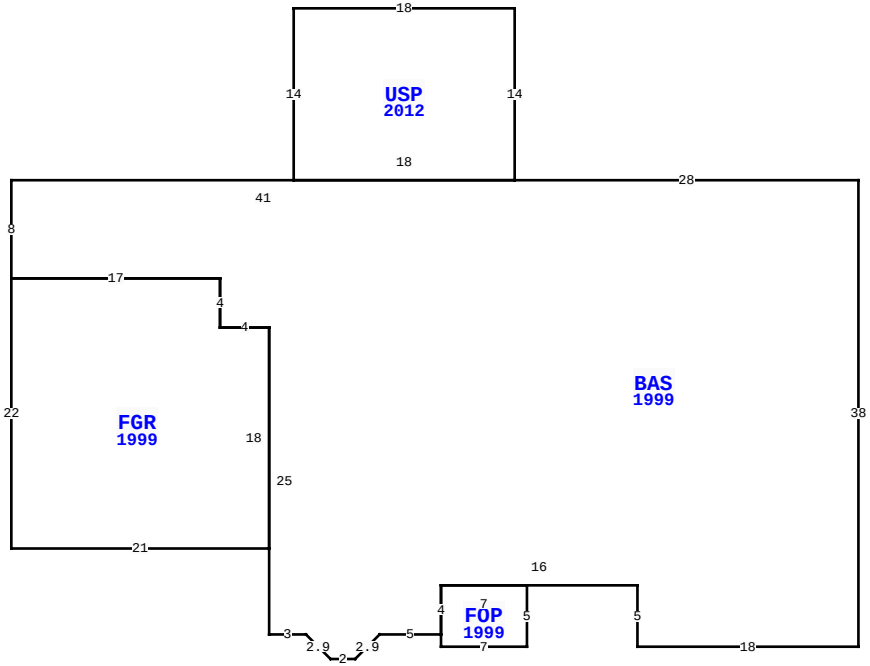
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,922	100	1999	1,922	251,925
FGR	446	55	1999	245	32,113
FOP	35	30	1999	10	1,311
USP	252	30	2012	76	9,962
TOTALS	2,655			2,253	295,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,253	108.3880	150.66	339,437	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2026 Heated Area: 1922 HX Base Yr 2026



3021 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		295,310
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		648,110
SOH/AGL Deduction		270,003
ASSESSED VALUE		378,107
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		326,696
TOTAL JUST VALUE		648,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120808	FAN FOR SCRN ROOM	250	05/09/2012
20120444	REPL SCRN ENCL	9,649	03/16/2012
B002633	ADDITION	2,440	04/04/2000
B990084	NEW CONSTR	97,140	03/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2790/398	5/27/2025	WD	Q	I	01	710,000
GRANTOR: CAVALLARO LAUREL REV						
GRANTEE: ROBINSON ELAINE MAR						
2234/0311	10/30/2018	WD	U	I	11	100
GRANTOR: CAVALLARO LAUREL						
GRANTEE: LAUREL W CAVALLARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W28 W41 S8 E17 S4 E4 S25 E3 D2R2 E2 U2R2 E5 N4 E16 S5 E18 N38 $
FGR=[YR=1999;ORIG=-69,8] S22 E21 N18 W4 N4 W17 $
USP=[YR=2012;ORIG=-28,0] N14 W18 S14 E18 $
FOP=[YR=1999;ORIG=-34,37] S1 E7 N5 W7 S4 $
.

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	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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 01/18/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS