LOT 7
IN OR 1835/1836
EGANS LANDING PB 5/387-387B

RIEGLER ROBERT J & LINDA A BANISH
2955 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

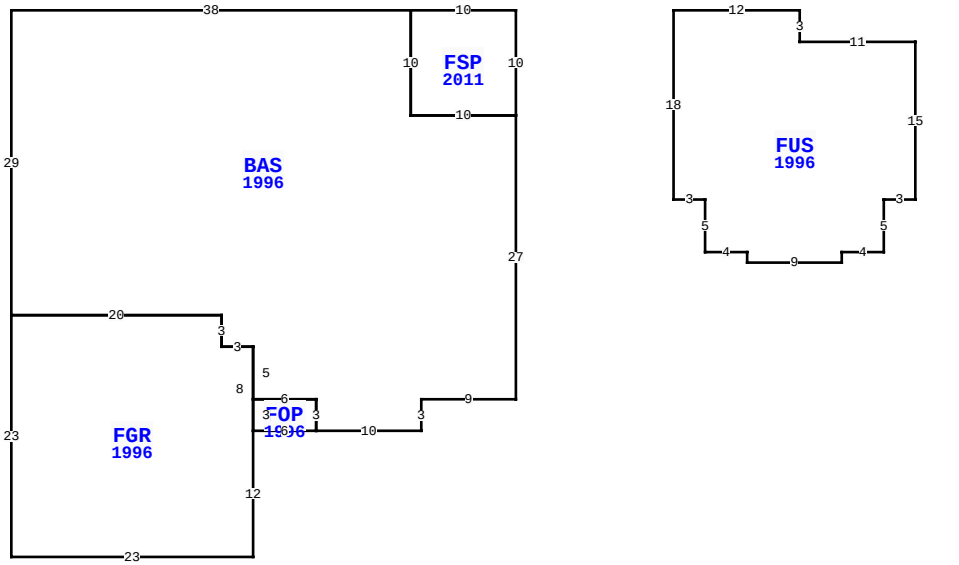
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,531	100	1996	1,531	198,995
FGR	520	55	1996	286	37,174
FOP	18	30	1996	5	650
FSP	100	40	2011	40	5,199
FUS	475	100	1996	475	61,740
TOTALS	2,644			2,337	303,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,337	109.3680	152.02	355,271	1996	1996	0	0	0	14.50	85.50

1 SNGL FAM 100% - 2013 Heated Area: 2006 HX Base Yr 2013



2955 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,757
TOTAL MARKET OB/XF VALUE		1,520
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		655,277
SOH/AGL Deduction		374,803
ASSESSED VALUE		280,474
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,063
TOTAL JUST VALUE		655,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969562	NEW CONSTR	82,724	01/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1835/1836	1/15/2013	QC	U	I	11	50,000
GRANTOR: RIEGLER ROBERT J						
GRANTEE: RIEGLER ROBERT J &						
1728/1557	1/28/2011	WD	U	I	11	250,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: RIEGLER ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W10 BAS=[YR=1996] W38 S29 FGR=[YR=1996] S23 E23 N12 FOP=[YR=1996] E6 N3 W6 S3 $ N8 W3 N3 W20 $ E20 S3 E3 S5 E6 S3 E10 N3 E9 N27 W10 N10 $ S10 E10 N10 $ PTR= E15 FUS=[YR=1996] E12 S3 E11 S15 W3 S5 W4 S1 W9 N1 W4 N5 W3 N18 $ 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 1,520

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS