LOT 17
EGANS LANDING PB 5/387-387B

MAGUIRE JANET C L/E/
2801 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

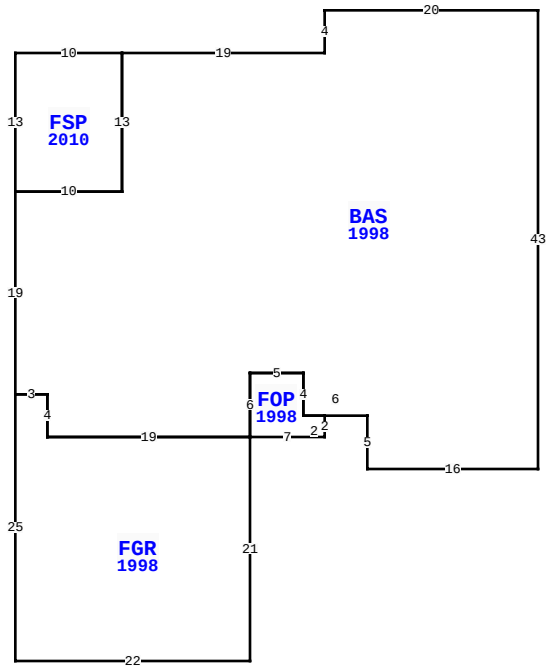
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,708	100	1998	1,708	225,896
FGR	474	55	1998	261	34,519
FOP	34	30	1998	10	1,322
FSP	130	40	2010	52	6,877
TOTALS	2,346			2,031	268,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	109.3680	152.02	308,753	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2016 Heated Area: 1708 HX Base Yr 2016



2801 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,615
TOTAL MARKET OB/XF VALUE		4,341
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		622,956
SOH/AGL Deduction		299,978
ASSESSED VALUE		322,978
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		266,567
TOTAL JUST VALUE		622,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121576	FENCE	0	08/06/2012
20101122	OTHER	1,000	07/09/2010
20010400	OTHER	2,000	03/08/2001
B9726	NEW CONSTR	93,432	08/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2836/533	12/17/2025	FJ	U	I	11	100
GRANTOR: MAGUIRE THOMAS C EST						
GRANTEE: MAGUIRE JANET C						
2591/1086	9/13/2022	LE	U	I	11	100
GRANTOR: MAGUIRE THOMAS C & JA						
GRANTEE: MAGUIRE ERIN LEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 S4 W19 FSP=[YR=2010] W10 S13 E10 N13 $ S13 W10 S19 FGR=[YR=1998] S25 E22 N21 W19 N4 W3 $ E3 S4 E19 FOP=[YR=1998] E7 N2 W2 N4 W5 S6$ N6 E5 S4 E6 S5 E16 N43 $.

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	1998	1998	3	79	2,765	
3	1242	WD DECK A	0	100	0	0	213.00	SF	10.00	10.00	100	2018	2018	3	74	1,576	

LAND DESCRIPTION

TOTAL OB/XF 4,341

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