LOT 19
IN OR 1769/1421
EGANS LANDING PB 5/387-387B

GRIFFITHS MARY CHRISTINE
2775 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0019-0000

BUILDING CHARACTERISTICS

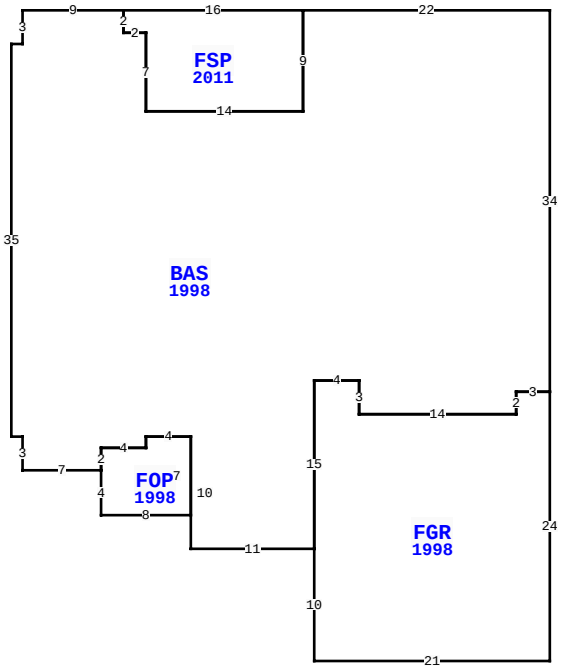
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,766	100	1998	1,766	232,224
FGR	480	55	1998	264	34,715
FOP	52	30	1998	16	2,104
FSP	130	40	2011	52	6,838
TOTALS	2,428			2,098	275,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,098	109.3680	152.02	318,938	1998	1998	0	0	0	13.50	86.50

1 SNGL FAM 100% - 2012 Heated Area: 1766 HX Base Yr 2012



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/30/2025 MLU
AG DATE	

2775 ROBERT OLIVER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		275,881
TOTAL MARKET OB/XF VALUE		3,177
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		629,058
SOH/AGL Deduction		362,875
ASSESSED VALUE		266,183
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,772
TOTAL JUST VALUE		629,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B972136	NEW CONSTR	96,108	10/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1769/1421	12/15/2011	TD	U	I	30	100
GRANTOR: GRIFFITHS MARY C (SUC						
GRANTEE: GRIFFITHS MARY C						
1766/1382	11/29/2011	QC	U	I	11	100
GRANTOR: GRIFFITHS GILBERT W						
GRANTEE: GRIFFITHS GILBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 FSP=[YR=2011] W16 S2 E2 S7 E14 N9 $ S9 W14 N7 W2 N2 W9 S3 W1 S35 E1 S3 E7 FOP=[YR=1998] S4 E8 N7 W4 S1 W4 S2 $ N2 E4 N1 E4 S10 E11 FGR=[YR=1998] S10 E21 N24 W3 S2 W14 N3 W4 S15 $ N15 E4 S3 E14 N2 E3 N34 $.

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	
4	1242	WD DECK A	0	100	0	0	196.00	SF	10.00	10.00	100	2005	2005	3	21	412	

LAND DESCRIPTION

TOTAL OB/XF 3,177

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS