LOT 36
EGANS LANDING PB 5/387-387B

PAVEY KAREN K JACKSON
2495 ROBERT OLIVER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0036-0000

BUILDING CHARACTERISTICS

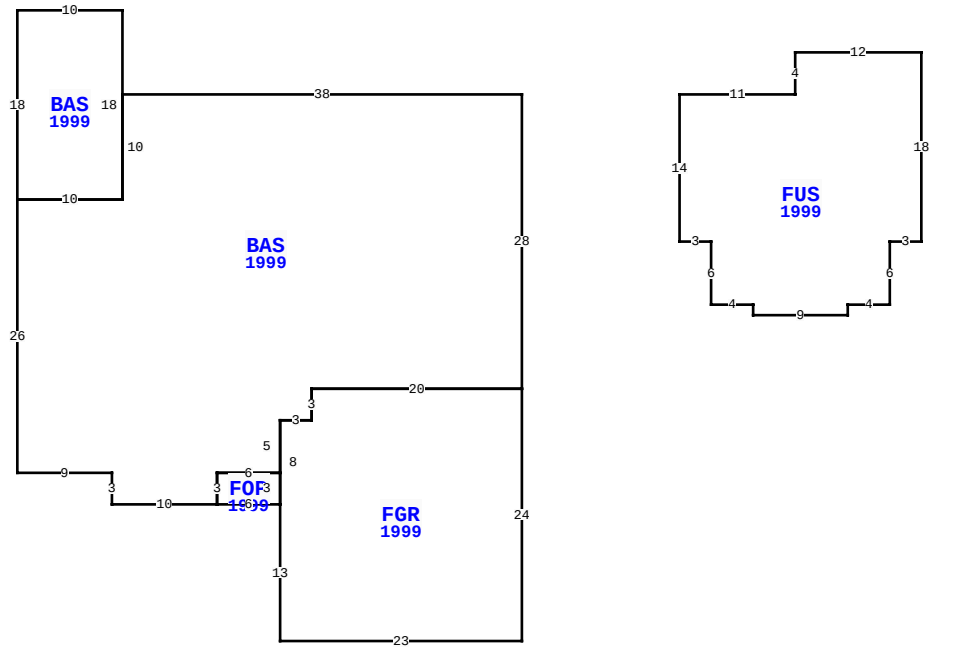
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	180	100	1999	180	23,807
BAS	1,483	100	1999	1,483	196,138
FGR	543	55	1999	299	39,545
FOP	18	30	1999	5	661
FUS	481	100	1999	481	63,616
TOTALS	2,705			2,448	323,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	109.3680	152.02	372,145	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2024 Heated Area: 2144 HX Base Yr 2024



2495 ROBERT OLIVER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,766
TOTAL MARKET OB/XF VALUE		3,184
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		676,950
SOH/AGL Deduction		63,691
ASSESSED VALUE		613,259
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		561,848
TOTAL JUST VALUE		676,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		696,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0525	SUN ROOM	71,000	10/29/2024
B983982	NEW CONSTR	107,568	07/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1076	12/01/2022	TD	Q	I	02	670,000
GRANTOR: GORMLEY KAREN A SUCCE						
GRANTEE: PAVEY KAREN K JACKS						
0930/0974	5/02/2000	WD	Q	I		202,500
GRANTOR: SWISHER DOLORES M						
GRANTEE: DELANEY GISELE C TR						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
4	0755	FSP	0	100	0	0	96.00	SF	20.00	20.00	100	2000	2000	3	20	384	

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W38 S10 W10 S26 E9 S3 E10 N3 E6 N5 E3 N3 E20 N28 $
FGR=[YR=1999;ORIG=-23,39] S13 E23 N24 W20 S3 W3 S8 $
FUS=[YR=1999;ORIG=15,0] E11 N4 E12 S18 W3 S6 W4 S1 W9 N1 W4 N6 W3 N14 $
BAS=[YR=1999;ORIG=-38,-8] W10 S18 E10 N18 $
FOP=[YR=1999;ORIG=-29,39] E6 N3 W6 S3 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,184

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS