LOT 40
IN OR 2019/1458
EGANS LANDING PB 5/387-387B

THEODORE JEFFREY E & KAREN M
3014 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

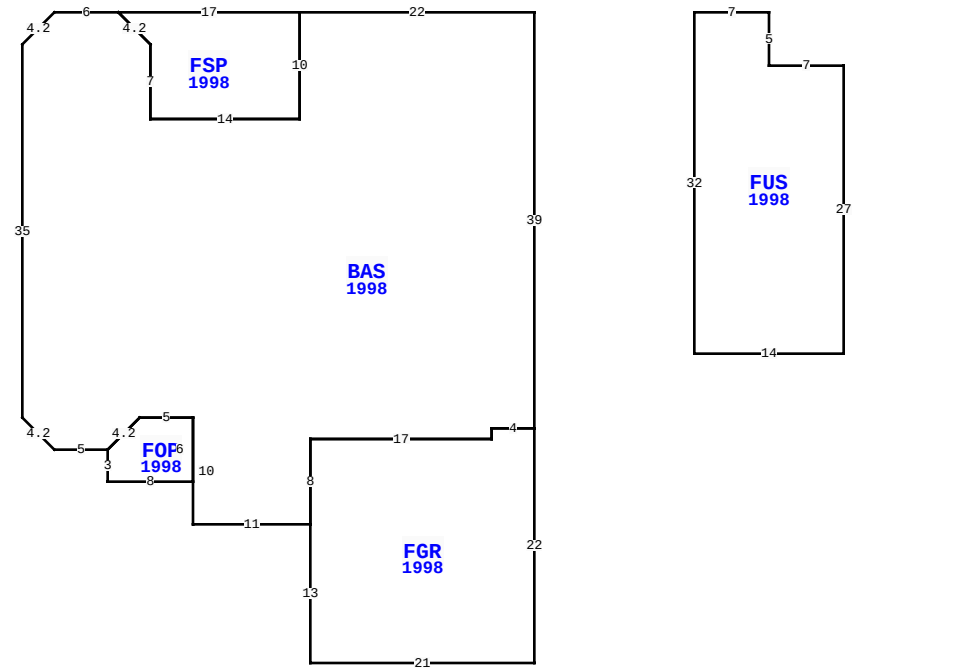
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,847	100	1998	1,847	241,435
FGR	445	55	1998	245	32,026
FOP	44	30	1998	13	1,699
FSP	145	40	1998	58	7,582
FUS	413	100	1998	413	53,986
TOTALS	2,894			2,576	336,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,576	108.0960	150.25	387,044	1998	1998	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2017 Heated Area: 2260 HX Base Yr 2017



3014 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		336,728
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		689,493
SOH/AGL Deduction		306,557
ASSESSED VALUE		382,936
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		331,525
TOTAL JUST VALUE		689,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		726,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101527	H/AC	2,500	09/09/2010
B983746	NEW CONSTR	119,112	05/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2019/1458	12/18/2015	WD	Q	I	01	390,000
GRANTOR: TENNYSON BRIAN & JEAN						
GRANTEE: THEODORE JEFFREY E						
1859/0647	5/16/2013	WD	Q	I	02	344,000
GRANTOR: SILVERIO THOMAS J & S						
GRANTEE: TENNYSON BRIAN & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 FSP=[YR=1998] W17 D3 R3 S7 E14 N10 $ S10 W14 N7 L3 U3 W6 D3 L3 S35 R3 D3 E5 FOP=[YR=1998] S3 E8 N6 W5 D3 L3 $ R3 U3 E5 S10 E11 FGR=[YR=1998] S13 E21 N22 W4S1 W17 S8 $ N8 E17 N1 E4 N39 $PTR= E15 FUS=[YR=1998] E7 S5 E7 S27 W14 N32 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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