LOT 47 & TRACT C
IN OR 1694/1098
EGANS LANDING PB 5/387-387B

ROMNEY AUDREY A
3050 ROBERT OLIVER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021L-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

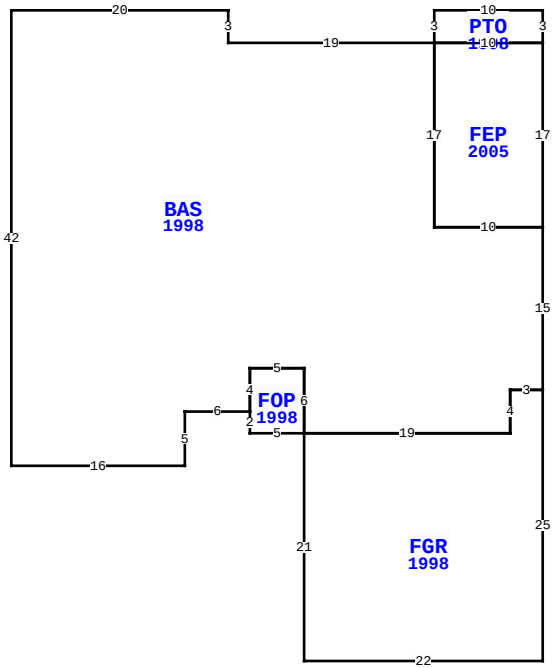
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,648	100	1998	1,648	218,461
FEP	170	80	2005	136	18,028
FGR	474	55	1998	261	34,598
FOP	30	30	1998	9	1,193
PTO	30	5	1998	2	266
TOTALS	2,352			2,056	272,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,056	110.2500	153.25	315,082	1998	1998	0	0	0	13.50	86.50

1 SNGL FAM 100% - 2015 Heated Area: 1648 HX Base Yr 2015



3050 ROBERT OLIVER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		272,546
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		625,311
SOH/AGL Deduction		284,619
ASSESSED VALUE		340,692
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,281
TOTAL JUST VALUE		625,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042038	REMODEL	6,000	11/02/2004
B9710551	NEW CONSTR	93,432	06/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1694/1098	8/20/2010	WD	Q	I	01	302,500
GRANTOR: NEVILLE ROBERT & DONN						
GRANTEE: ROMNEY AUDREY A						
0731/0345	6/08/1995	WD	Q	V		30,000
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: NEVILLE ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W10 S3 BAS=[YR=1998] W19 N3 W20 S42 E16 N5 E6 FOP=[YR=1998] S2 E5 FGR=[YR=1998] S21 E22 N25 W3 S4 W19 $ N6 W5 S4 $ N4 E5 S6 E19 N4 E3 N15 FEP=[YR=2005] N17 W10 S17 E10 $ W10 N17 $ E10 N3 $.

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