



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	1,752	100	1996	1,752	238,325
FEP	190	80	2006	152	20,676
FGR	454	55	1996	250	34,008
FOP	54	30	1996	16	2,177
TOTALS	2,450			2,170	295,186

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,170	114.4640	159.10	345,247	1996	1996	0	0
1 SNGL FAM		100% - 2010		Heated Area: 1752		HX Base Yr 2010			

BLD DATE	12/19/2007	LGL DATE	04/30/2025
XF DATE		LAND DATE	
INC DATE		AG DATE	

2964 ROBERT OLIVER AVE, FERNANDINA BEACH									
TOTAL OB/XF 2,660									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,186	
TOTAL MARKET OB/XF VALUE		2,660	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		647,846	
SOH/AGL Deduction		371,638	
ASSESSED VALUE		276,208	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		224,797	
TOTAL JUST VALUE		647,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		680,944	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070124	REMODEL	250	01/26/2007
20062608	XFOB	8,900	11/28/2006
B969804	NEW CONSTR	87,468	05/07/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1159/0686	8/04/2003	WD	Q	I	
GRANTOR: GREENE EDGAR B & CECI					SALE PRICE
GRANTEE: GILLES DONALD L & P					265,000
0769/0190	8/22/1996	WD	Q	I	
GRANTOR: ALMAND DORIS J					140,700
GRANTEE: GREENE EDGAR B & CE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W17 FEP=[YR=2006] W19 S10 E19 N10 \$ S10 W19 N3 W12 S39 E12 FOP=[YR=1996] S1 E6 N9 W6 S8 \$ N8 E6 S8 E10 FGR=[YR=1996] S16 E20 N23 W10 S2 W7 N6 W1 S2 W2 S9 \$ N9 E2 N2 E1 S6 E7 N2 E10 N39 \$.									