IN OR 2859/512
EX 49-15

OLIVER OMER & SANDRA W L/E/
96003 NELSON ROAD
FERNANDINA BEACH, FL 32034

2026

40-2N-28-0000-0049-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DUVAL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,400
TOTAL MARKET VALUE	70,400
SOH/AGL Deduction	31,232
ASSESSED VALUE	39,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,168
TOTAL JUST VALUE	70,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16505	ELEC OTHER	2,000	01/01/2006
M10801	MECH OTHER	0	12/01/2005
P09113	OTHER	0	03/01/2005
B0414149	NEW CONSTR	160,000	12/01/2004
R046929	REPAIR/RRF	6,000	12/01/2004
961539	NEW CONSTR	1,200	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2859/512	4/07/2026	LE	U	V	11	100
GRANTOR: OLIVER OMER DALE & SA						
GRANTEE: OLIVER DENNIS						
1593/1116	11/14/2008	QC	Q	V	06	5,000
GRANTOR: SPENCER FRANK J & PAU						
GRANTEE: OLIVER OMER D & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-2	0.00	0.00	0.64	AC		1.00	1.00	1.10	100,000.00	110,000.00	70,400							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 0.64 Total Land Value: 70,400 Market: 0 Agricultural: 0 Common: 70,400 PRINTED 07/09/2026 BY SYS