IN OR 2859/518

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

2026

40-2N-28-0000-0049-0080

BUILDING CHARACTERISTICS

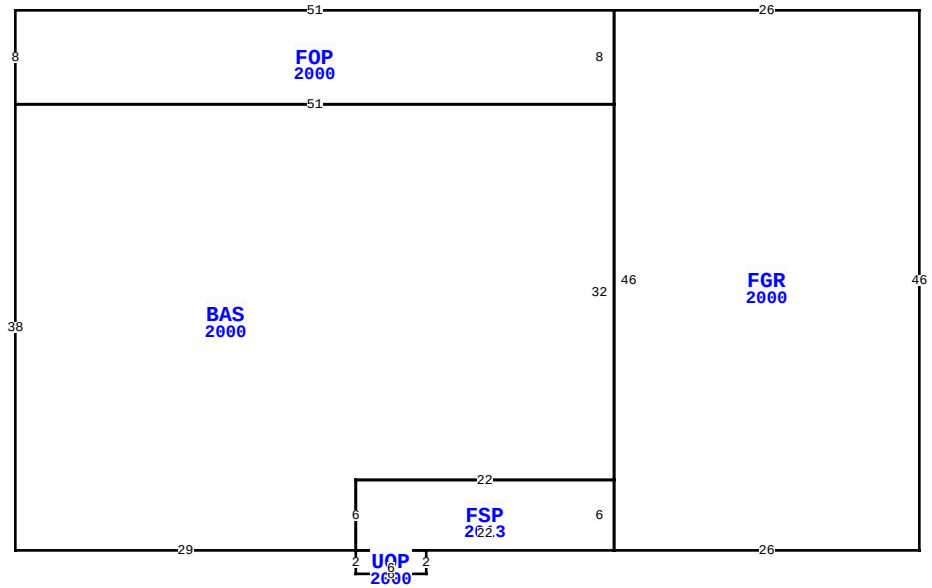
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	2000	1,806	198,492
FGR	1,196	55	2000	658	72,319
FOP	408	30	2000	122	13,409
FSP	132	40	2013	53	5,825
UOP	12	20	2000	2	220
TOTALS	3,554			2,641	290,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	128.8320	135.27	357,248	2000	2000	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2001 Heated Area: 1806 HX Base Yr 2001



96003 NELSON RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		290,264
TOTAL MARKET OB/XF VALUE		9,840
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		455,104
SOH/AGL Deduction		243,601
ASSESSED VALUE		211,503
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,092
TOTAL JUST VALUE		455,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905933	NEW CONSTR	105,577	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2859/518	4/07/2026	LE	U	I	11	100
GRANTOR: OLIVER SANDRA G & OME						
GRANTEE: OLIVER DENNIS						
0868/0445	2/17/1999	QC	Q	V	06	100
GRANTOR: OLIVER SANDRA						
GRANTEE: OLIVER SANDRA G & O						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2000] W26 FOP=[YR=2000] W51 S8 BAS=[YR=2000] S38 E29 UOP=[YR=2000] S2 E6 N2 W6 $ FSP=[YR=2013] E22 N6 W22 S6 $ N6 E22 N32 W51 $ E51 N8 $ S46 E26 N46 $.

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
2	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2026	2020		82	9,840	

LAND DESCRIPTION

TOTAL OB/XF 9,840

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		RSF-2	0.00	0.00	1.55	AC		1.00	1.00	1.00	100,000.00	100,000.00	155,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.55 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS