LOT 4
IN OR 1455/1969
EGANS BLUFF #3 PB 5/243

PHILEMON EDWARD L
2966 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0004-0000

BUILDING CHARACTERISTICS

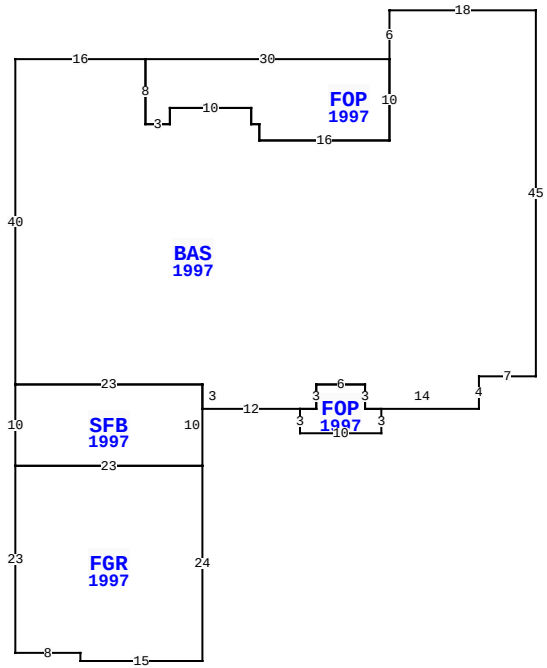
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,493	100	2,493	323,609
FGR	544	55	299	38,813
FOP	48	30	14	1,817
FOP	252	30	76	9,865
SFB	230	80	184	23,884
TOTALS	3,567		3,066	397,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,066	121.4584	144.23	442,209	1997	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2007 Heated Area: 2677 HX Base Yr 2007



2966 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		397,988
TOTAL MARKET OB/XF VALUE		25,410
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		693,398
SOH/AGL Deduction		320,451
ASSESSED VALUE		372,947
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		317,947
TOTAL JUST VALUE		693,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515175	ELEC OTHER	1,000	06/01/2005
B9703674	XFOB	6,690	01/01/1997
B9603561	NEW CONSTR	10,800	12/01/1996
B9603403	NEW CONSTR	104,175	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1969	11/01/2006	WD	U	I	07	100
GRANTOR: STEWART VIRGINIA K TR						
GRANTEE: PHILEMON EDWARD L &						
1424/1742	6/30/2006	WD	Q	I		619,000
GRANTOR: STEWART VIRGINIA K TR						
GRANTEE: PHILEMON EDWARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W18 S6 FOP=[YR=1997] W30 S8 E3 N2 E10 S2 E1 S2 E16 N10$ S10 W16 N2 W1 N2 W10 S2 W3N8 W16 S40 SFB=[YR=1997] S10 FGR=[YR=1997] S23 E8 S1 E15 N24 W23$ E23 N10 W23$ E23 S3 E12 FOP=[YR=1997] S3 E10 N3 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E14 N4 E7 N45$.

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	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,325.00	SF	4.00	4.00	100	1997	1997	3	75	3,975	
3	0810	CONCRETE A	0	100	0	0	35.00	SF	6.50	6.50	100	1997	1997	3	75	171	
4	0861	POOL GUNIT	0	100	0	0	244.00	SF	85.00	85.00	100	1997	1997	3	21	4,355	
5	0845	KOOL DECK	0	100	0	0	520.00	SF	7.25	7.25	100	1997	1997	3	75	2,828	
6	0753	UEP	0	100	0	0	720.00	SF	22.00	22.00	100	2012	2012	3	71	11,246	

LAND DESCRIPTION

TOTAL OB/XF 25,410

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.50	180,000.00	270,000.00	270,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS