

LOT 14
IN OR 670/1127
EGANS BLUFF #3 PB 5/243

SCHOPF CHARLES H
649 AMELIA ISLAND PKWY #1105
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0014-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,245	100	2,245	278,074
FGR	546	55	300	37,159
FOP	60	30	18	2,230
FOP	63	30	19	2,354
FOP	82	30	25	3,097
UOP	270	20	54	6,689

TOTALS 3,266 2,661 329,602

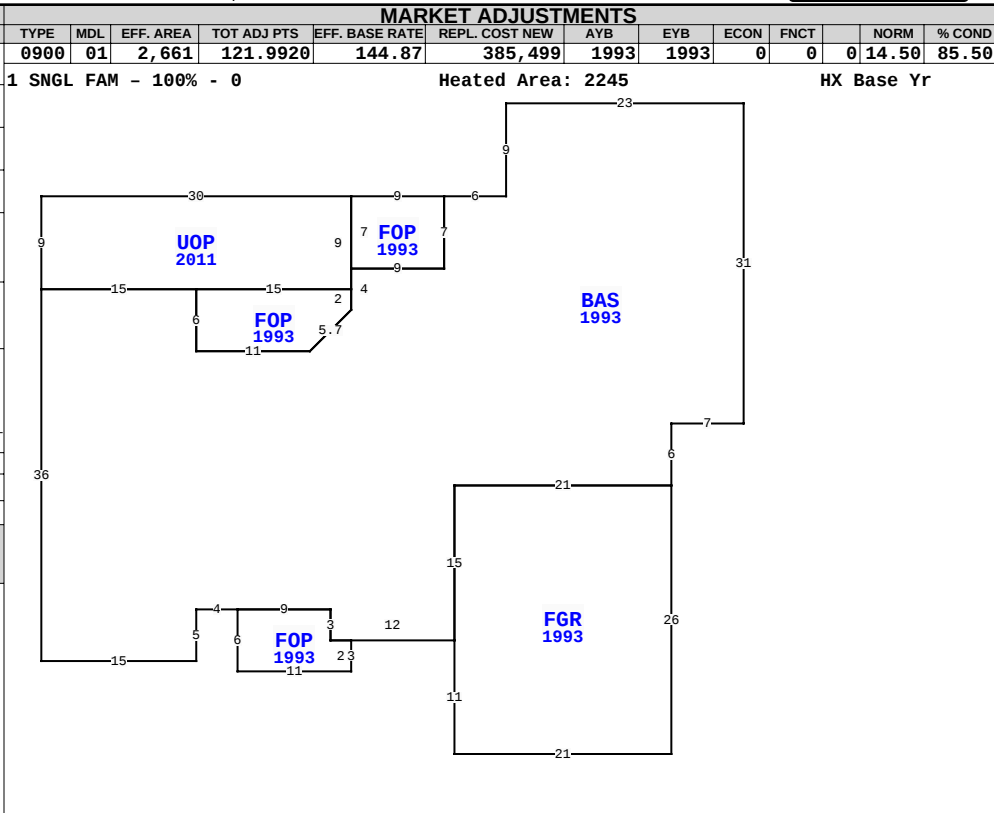
EXTRA FEATURES

L N	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	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,467.00	SF	4.00	4.00	100	1993	1993	3	68	3,990	
3	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	1993	1993	3	68	875	
4	0861	POOL GUNIT	0	100	0	0	361.00	SF	85.00	85.00	100	1994	1994	3	20	6,137	
5	0845	KOOL DECK	0	100	0	0	584.00	SF	7.25	7.25	100	1994	1994	3	70	2,964	
6	0911	SCRN RM A	0	100	0	0	945.00	SF	17.50	17.50	100	1994	1994	3	20	3,308	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	20	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/09/2019 BY KW



2898 E PARK SQUARE PL, FERNANDINA BEACH

2898 E PARK SQUARE PL, FERNANDINA BEACH										X DATE		LAND DATE	
										AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660				
1,467.00	SF	4.00	4.00	100	1993	1993	3	68	3,990				
198.00	SF	6.50	6.50	100	1993	1993	3	68	875				
361.00	SF	85.00	85.00	100	1994	1994	3	20	6,137				
584.00	SF	7.25	7.25	100	1994	1994	3	70	2,964				
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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							

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NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		329,602
TOTAL MARKET OB/XF VALUE		20,334
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		619,936
SOH/AGL Deduction		361,153
ASSESSED VALUE		258,783
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		203,783
TOTAL JUST VALUE		619,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00873	XFOB	5,350	03/01/1994
B00783	SWIM POOL	13,300	02/01/1994
00226	NEW CONSTR	113,936	05/01/1993

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0670/1127	11/18/1992	WD	Q	V		48,000
GRANTOR: ALMAND AMOS JR & D						
GRANTEE: SCHOPF CHARLES & J						
0620/0637	3/01/1991	QC	U	I	01	100
GRANTOR: ALMAND AMOS F JR						
GRANTEE: ALMAND AMOS JR & D						

SALES DATA						
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GRANTOR: ALMAND AMOS F JR						
GRANTEE: ALMAND AMOS JR & D						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W23 S9 W6 FOP=[YR=1993] W9 UOP=[YR=2011] W30 S9 E15 FOP=[YR=1993] S6 E11 U4 R4 N2 W15E15N9 \$S7 E9 N7\$ S7 W9 S4 D4 L4 W11 N6 W15 S36E15 N5 E4 FOP=[YR=1993] S6 E11 N3 W2N3 W9\$ E9 S3 E12 FGR=[YR=1993] S11 E21 N26 W21 S15\$ N15 E21 N6 E7 N31\$.						

REVIEW DATE 05/09/2019 BY KW Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS