

LOT 21
IN OR 1352/1014
EGANS BLUFF #3 PB 5/243

REICHERT LVG TRUST/REICHERT SAMUEL W TRUSTEE
96121 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0021-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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

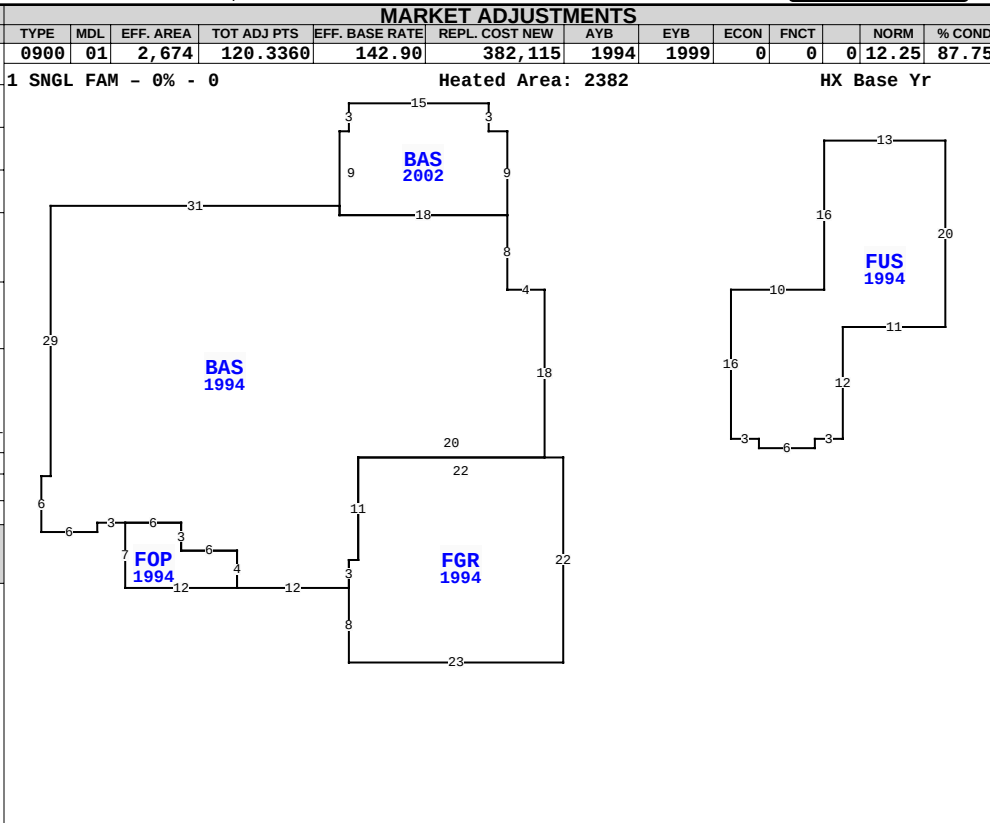
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	216,306
BAS	207	100	207	25,956
FGR	495	55	272	34,108
FOP	66	30	20	2,508
FUS	450	100	450	56,428
TOTALS	2,943		2,674	335,306

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	
2	0812	CONCRETE C	0	0	0	1,290.00	SF	4.00	4.00	100	1994	1994	3	70	3,612	
3	0810	CONCRETE A	0	0	0	168.00	SF	6.50	6.50	100	1994	1994	3	70	764	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.50	180,000.00	270,000.00	270,000							



2832 E PARK SQUARE PL, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 5,916

NASSAU COUNTY PROPERTY		PAGE 1 of 1		8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE				335,306
TOTAL MARKET OB/XF VALUE				5,916
TOTAL LAND VALUE - MARKET				270,000
TOTAL MARKET VALUE				611,222
SOH/AGL Deduction				88,560
ASSESSED VALUE				522,662
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				522,662
TOTAL JUST VALUE				611,222
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				586,118
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