

LOT 37
IN OR 2222/1184
EGANS BLUFF #3 PB 5/243

GRIMAUDO FRANK M & LISA B L/E/
2855 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	2031.00
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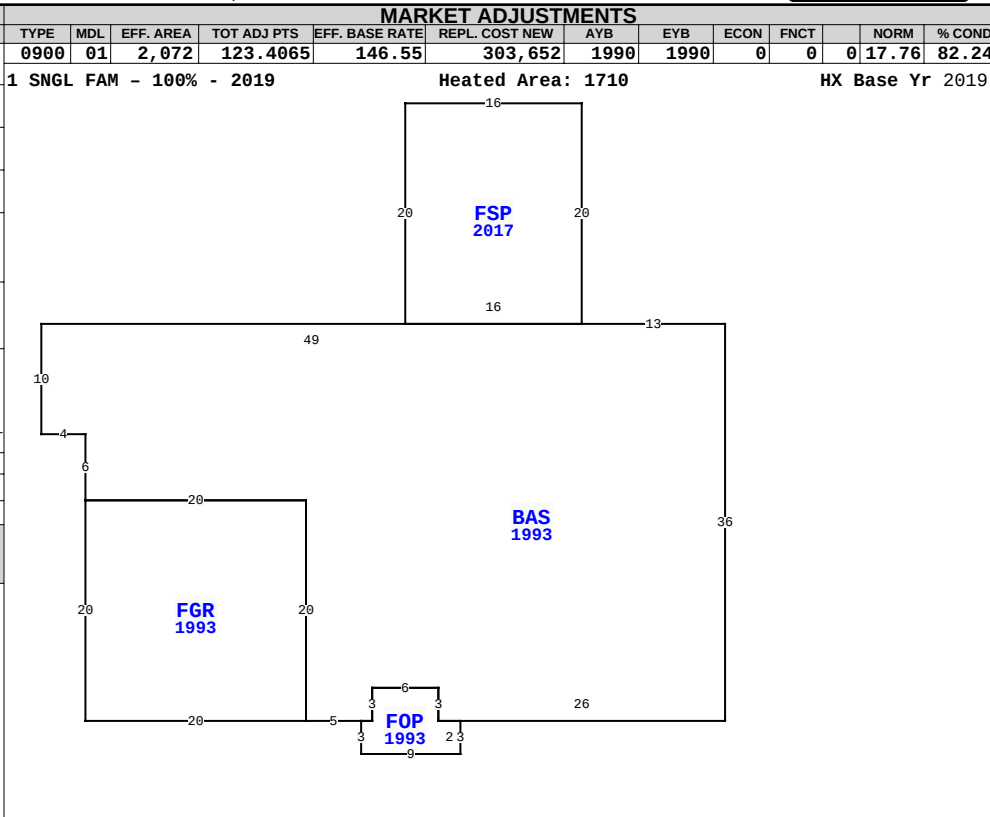
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	206,094
FGR	400	55	220	26,515
FOP	45	30	14	1,688
FSP	320	40	128	15,427

TOTALS	2,475		2,072	249,723
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,574.00	SF	4.00	4.00	
3	0858	SCULP CONC	0	100	0	0	218.00	SF	13.00	13.00	
4	0754	FOP	0	100	8	11	88.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	

REVIEW DATE	03/18/2020	BY	DJP
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
10,242											

TOTAL OB/XF											
10,242											

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		249,723
TOTAL MARKET OB/XF VALUE		10,242
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		439,965
SOH/AGL Deduction		136,131
ASSESSED VALUE		303,834
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,834
TOTAL JUST VALUE		439,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703246	FSP	57,000	05/01/2017
6115	NEW CONSTR	68,649	11/14/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2222/1184	9/06/2018	LE U	I	I	11		0
GRANTOR: GRIMAUDO FRANK M & LI							
GRANTEE: GRIMAUDO FRANK M &							
2034/0081	3/08/2016	WD Q	I	I	01		325,000
GRANTOR: SMITH PHILIP A & JENN							
GRANTEE: GRIMAUDO FRANK M &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W13 FSP=[YR=2017] N20 W16 S20 E16 \$ W49 S10 E4 S6 FGR=[YR=1993] S20 E20 N20 W20 \$ E20 S20 E5 FOP=[YR=1993] S3 E9 N3 W2 N3 W6 S3 W1 \$ E1 N3 E6 S3 E26 N36 \$.							

OTHER ADJUSTMENTS AND NOTES											

Common:	180,000	PRINTED 08/02/2023 BY SYS
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