LOT 39
IN OR 2003/1084
EGANS BLUFF #3 PB 5/243

MILLER SALLY G REVOCABLE TRUST/MILLER SALLY G TRUS
2877 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021C-0039-0000**

## 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 | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |

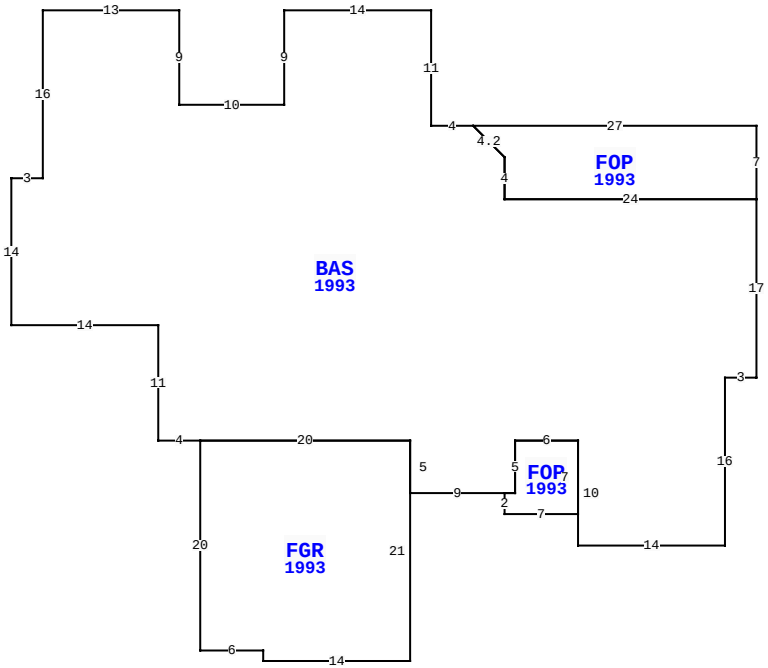
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,278 | 100 | 2,278 | 282,385 |
| FGR | 414 | 55 | 228 | 28,264 |
| FOP | 44 | 30 | 13 | 1,611 |
| FOP | 173 | 30 | 52 | 6,446 |
| TOTALS | 2,909 | | 2,571 | 318,705 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,571 | 123.5376 | 146.70 | 377,166 | 1991 | 1991 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM – 100% - 2016 Heated Area: 2278 HX Base Yr 2016




2877 PARK SQUARE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 413,297 |
| TOTAL MARKET OB/XF VALUE | | 35,431 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 628,728 |
| SOH/AGL Deduction | | 195,149 |
| ASSESSED VALUE | | 433,579 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 378,579 |
| TOTAL JUST VALUE | | 628,728 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 614,624 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19364 | SWIM POOL | 6,507 | 01/01/2007 |
| B17434 | ADDITION | 85,000 | 12/01/2006 |
| B18485 | SWIM POOL | 27,000 | 09/01/2006 |
| M11852 | MECH OTHER | 0 | 08/01/2006 |
| P0611211 | OTHER | 0 | 06/01/2006 |
| R09088 | REPAIR/RRF | 2,500 | 03/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2003/1084 | 9/08/2015 | WD | U | I | 11 | 100 |
| GRANTOR: BEATTIE DAVID A & ROB | | | | | | |
| GRANTEE: SALLY G MILLER REVO | | | | | | |
| 2002/0249 | 9/08/2015 | WD | Q | I | 02 | 499,000 |
| GRANTOR: BEATTIE DAVID A & ROB | | | | | | |
| GRANTEE: MILLER SALLY G REVO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W27 BAS=[YR=1993] W4 N11 W14 S9 W10 N9 W13 S16 W3 S14 E14 S11 E4 FGR=[YR=1993] S20 E6 S1 E14 N21 W20$ E20 S5 E9 FOP=[YR=1993] S2 E7 N7 W6 S5 W1$ E1 N5 E6 S10 E14 N16 E3 N17 W24 N4 L3 U3 $ D3 R3 S4 E24 N7$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,416.00 | SF | 4.00 | 4.00 | 100 | 1991 | 1991 | 3 | 64 | 3,625 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1991 | 1991 | 3 | 72 | 1,440 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 364.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 52 | 16,089 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 799.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 89 | 7,111 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,170.00 | SF | 17.50 | 17.50 | 100 | 2007 | 2007 | 3 | 35 | 7,166 | |

## LAND DESCRIPTION

TOTAL OB/XF 35,431

| 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 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS

LOT 39
IN OR 2003/1084
EGANS BLUFF #3 PB 5/243

MILLER SALLY G REVOCABLE TRUST/MILLER SALLY G TRUS
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FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021C-0039-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
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| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

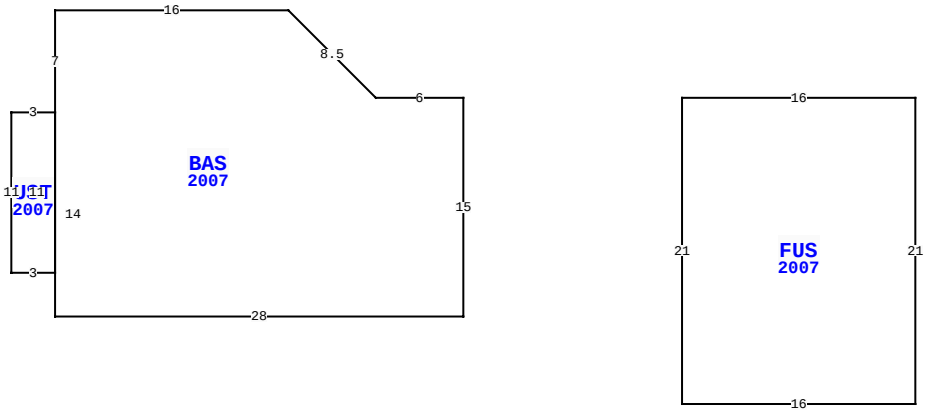
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 534 | 100 | 534 | 57,076 |
| FUS | 336 | 100 | 336 | 35,913 |
| UST | 33 | 45 | 15 | 1,603 |
| TOTALS | 903 | | 885 | 94,592 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 885 | 128.0286 | 115.55 | 102,262 | 2007 | 2007 | 0 | 0 | 0 | 7.50 | 92.50 |

2 SINGLE FAM – 0% - 2016 Heated Area: 870 HX Base Yr 2016




2877 PARK SQUARE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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## VALUATION SUMMARY

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| TOTAL JUST VALUE | | 628,728 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 614,624 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7421 | NEW CONSTR | 78,113 | 07/29/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: BEATTIE DAVID A & ROB | | | | | | |
| GRANTEE: SALLY G MILLER REVO | | | | | | |
| 2002/0249 | 9/08/2015 | WD | Q | I | 02 | 499,000 |
| GRANTOR: BEATTIE DAVID A & ROB | | | | | | |
| GRANTEE: MILLER SALLY G REVO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W6 L6 U6 W16 S7 UST=[YR=2007] W3 S11 E3 N11$ S14 E28 N15$ PTR=E15 FUS=[YR=2007] E16 S21 W16 N21$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS