

LOT 40
IN OR 721/1
EGANS BLUFF #3 PB 5/243

HIPPE RANDAL J & MARIANNE E
2883 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0040-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	

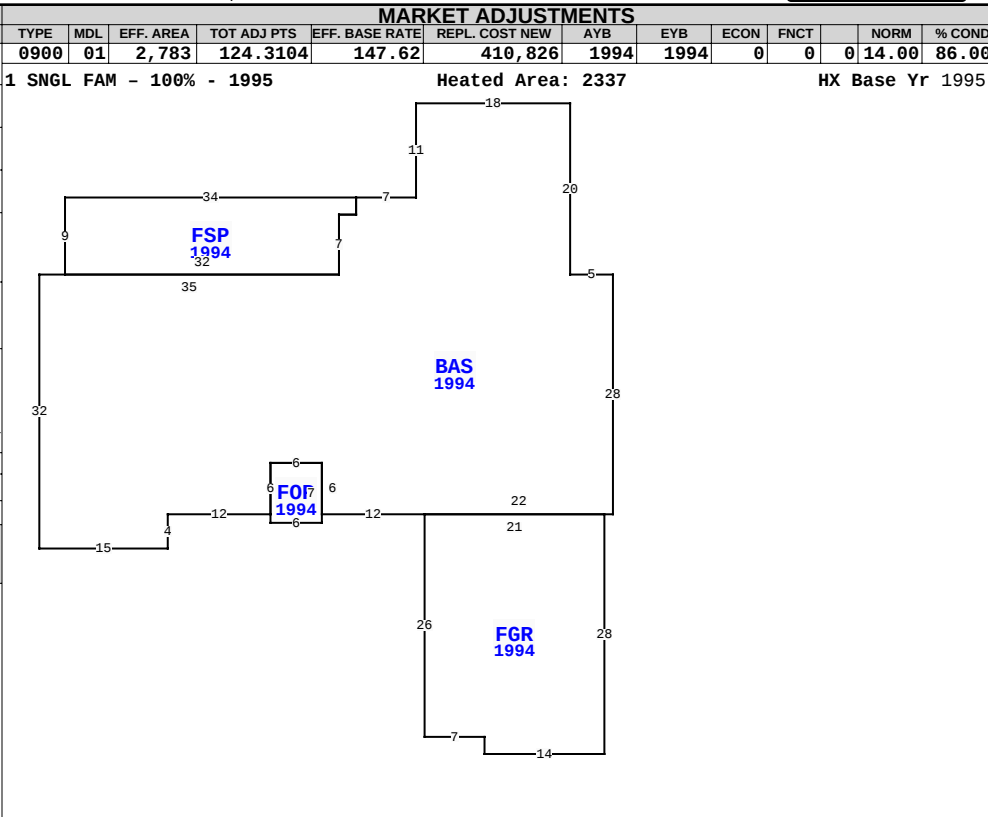
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	296,690
FGR	574	55	316	40,117
FOP	42	30	13	1,650
FSP	292	40	117	14,854

TOTALS	3,245		2,783	353,310
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,200.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	45.00	SF	6.50	
4	0845	KOOL DECK	0 100	0	0	805.00	SF	7.25	
5	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	

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

REVIEW DATE 01/14/2021 BY KBA



2883 PARK SQUARE PL, FERNANDINA BEACH

TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	353,310								
TOTAL MARKET OB/XF VALUE	23,178								
TOTAL LAND VALUE - MARKET	186,000								
TOTAL MARKET VALUE	556,488								
SOH/AGL Deduction	283,134								
ASSESSED VALUE	273,354								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	223,354								
TOTAL JUST VALUE	556,488								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	536,216								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906608	SWIM POOL	18,000	11/01/1999
B00920	NEW CONSTR	102,190	04/05/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0721/0001	12/30/1994	WD	Q	I		188,600	
GRANTOR: ALMAND AMOS F JR & DO							
GRANTEE: HIPPE RANDAL J & MA							
0620/0637	3/01/1991	QC	U	V	01	100	
GRANTOR: ALMAND AMOS F JR							
GRANTEE: ALMAND AMOS JR & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W5 N20 W18 S11 W7 FSP=[YR=1994] W34 S9 E32 N7 E2 N2 \$ S2 W2 S7 W35 S32 E15 N4 E12 FOP=[YR=1994] S1 E6 N7 W6 S6 \$ N6 E6 S6 E12 FGR=[YR=1994] S26 E7 S2 E14 N28 W21 \$ E22 N28 \$.									

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