

LOT 42
IN OR 2369/632
EGANS BLUFF #3 PB 5/243

WRIGHT ANNA MARY LVG TRUST/WRIGHT ANNA MARY TRUSTE
2901 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	

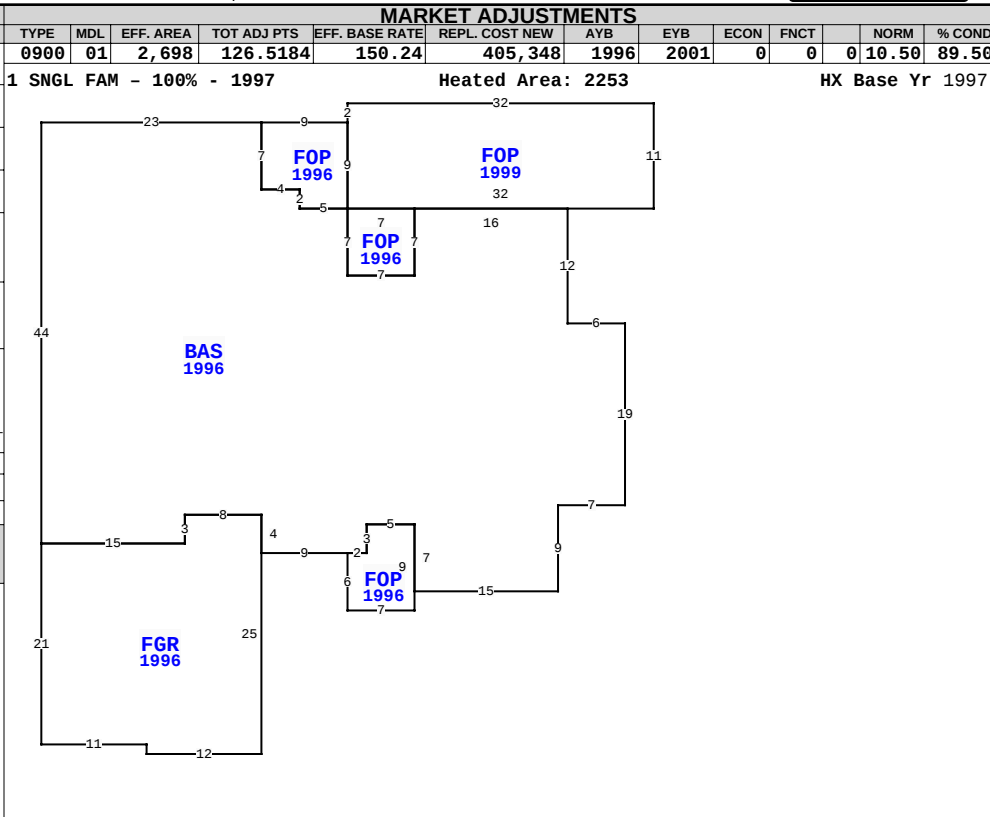
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2,253	302,949
FGR	519	55	285	38,322
FOP	49	30	15	2,017
FOP	57	30	17	2,286
FOP	73	30	22	2,958
FOP	352	30	106	14,253

TOTALS	3,303		2,698	362,786
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
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	1,417.00	SF	4.00	4.00
3	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50	6.50
4	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00
6	0910	SCRN RM L	0	100	45	22	990.00	SF	15.00	15.00
7	0855	CONC PAVER	0	100	0	0	910.00	SF	7.00	7.00
8	0940	SHEDS/PORT	0	100	10	14	140.00	SF	21.30	21.30
9	0940	SHEDS/PORT	0	100	10	12	120.00	SF	21.30	21.30

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

REVIEW DATE 01/14/2021 BY KBA



TOTAL OB/XF										
27,179										

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27,179										

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		362,786	
TOTAL MARKET OB/XF VALUE		27,179	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		569,965	
SOH/AGL Deduction		285,769	
ASSESSED VALUE		284,196	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		234,196	
TOTAL JUST VALUE		569,965	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		536,575	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906106	XFOB	12,312	05/01/1999
B9905971	SWIM POOL	18,000	04/01/1999
B9502243	NEW CONSTR	89,421	09/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2369/0632	6/12/2020	SW	U	I	11
GRANTOR: WRIGHT ANNA MARY & LO					
GRANTEE: WRIGHT ANNA MARY LI					
0761/1874	6/04/1996	WD	U	I	07
GRANTOR: ALMAND AMOS F JR & DO					
GRANTEE: WRIGHT ANNA & LORAI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=1999] W32 S2 FOP=[YR=1996] W9 BAS=[YR=1996] W23 S44 FGR=[YR=1996] S21 E11 S1 E12 N25 W8 S3 W15 \$ E15 N3 E8 S4 E9 FOP=[YR=1996] S6 E7 N9 W5 S3 W2 \$ E2 N3 E5 S7 E15 N9 E7 N19 W6 N12 W16 FOP=[YR=1996] W7 S7 E7 N7 \$ S7 W7 N7 W5 N2 W4 N7 \$ S7 E4 S2 E5 N9 \$ S9 E32 N11 \$.					

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