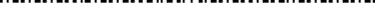


ROSSOW EDWIN J & KIMBERLY A
2925 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall20FACE BRICK 30

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2031.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,0691002,069298,038

FGR5485530143,359

FOP5030152,160

TOTALS2,6672,385343,558

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCFNCTNORM% COND

0900012,385127.4637151.36360,994199020130004.8395.17

1 SNGL FAM - 100% - 2016Heated Area: 2069HX Base Yr 2016

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199019903702,450

20812CONCRETE C0100001,236.00SF4.004.00100199019903623,065

30810CONCRETE A010000293.00SF6.506.50100199619963731,390

LAND DESCRIPTIONTOTAL OB/XF6,905

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-20.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE01/14/2021BYKBATotal Acres: 0.00Total Land Value: 180,000Market: 0Agricultural: 0Common: 180,000PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE358,247

TOTAL MARKET OB/XF VALUE6,905

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE545,152

SOH/AGL Deduction203,257

ASSESSED VALUE341,895

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE291,895

TOTAL JUST VALUE545,152

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE503,890

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2644/5225/30/2023WDQI01862,000

GRANTOR:BAYOT SELWYN F & ANDR

GRANTEE:ROSSOW EDWIN J & KI

1983/06636/02/2015WDQI01389,900

GRANTOR:WILSON PATRICK A & NA

GRANTEE:BAYOT SELWYN F & AN

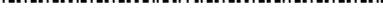
BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S6 W15 S11 W13 S33 E13 N5 E6 FOP=[YR=1993]
E10 N5 W10 S5 \$ N5 E10 S6 FGR=[YR=1993] S24 E10 S2 E13 N23
W10 N3 W13 \$ E13 S3 E10 N16 W4 N1 E2 N10 W2 N1 E4 N21 \$.

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