LOT 47
IN OR 1823/279
EGANS BLUFF #3 PB 5/243

ESS HARLEY & PATRICIA
2939 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0047-0000

BUILDING CHARACTERISTICS

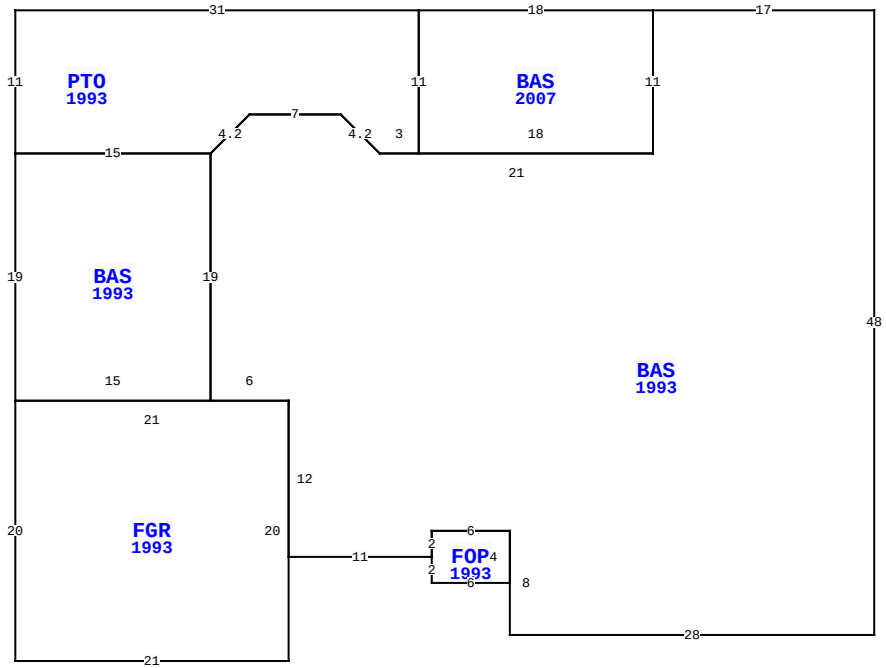
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100	285	36,570
BAS	1,882	100	1,882	241,491
BAS	198	100	198	25,407
FGR	420	55	231	29,641
FOP	24	30	7	898
PTO	311	5	16	2,053
TOTALS	3,120		2,619	336,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	124.2000	147.49	386,276	1991	1996	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2013 Heated Area: 2365 HX Base Yr 2013



2939 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		336,060
TOTAL MARKET OB/XF VALUE		33,959
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		550,019
SOH/AGL Deduction		247,265
ASSESSED VALUE		302,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,754
TOTAL JUST VALUE		550,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20363	SWIM POOL	38,038	08/01/2007
7549	NEW CONSTR	78,428	09/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0279	11/06/2012	WD	Q	I	02	357,000
GRANTOR: SMITH RICHARD A & JUD						
GRANTEE: ESS HARLEY & PATRIC						
1278/1987	12/07/2004	WD	Q	I		352,000
GRANTOR: MEUSELBACH KATHIE LIN						
GRANTEE: SMITH RICHARD A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 BAS=[YR=2007] W18 PTO=[YR=1993] W31 S11 BAS=[YR=1993] S19 FGR=[YR=1993] S20 E21 N20 W21$ E15 N19 W15$ E15 U3 R3 E7 D3 R3 E3 N11$ S11 E18 N11$ S11 W21 L3 U3 W7 L3 D3 S19 E6 S12 E11 FOP=[YR=1993] S2 E6 N4 W6 S2$ N2 E6 S8 E28 N48$.

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	1,803.00	SF	4.00	4.00	100	1991	1991	3	64	4,616	
2	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	2007	2007	3	89	1,093	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2007	2007	3	52	21,216	
4	0845	KOOL DECK	0	100	0	0	520.00	SF	7.25	7.25	100	2007	2007	3	89	3,355	
5	0855	CONC PAVER	0	100	0	0	304.00	SF	7.00	7.00	100	2007	2007	3	89	1,894	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2005	2005	3	27	920	
7	0820	WOOD WALK	0	100	0	0	263.00	SF	8.23	8.23	100	2007	2007	3	40	865	

LAND DESCRIPTION

TOTAL OB/XF 33,959

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS