

LOT 48
IN OR 1943/1651
EGANS BLUFF #3 PB 5/243

GOODHAND ARTHUR W & LISE T
2953 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0048-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
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	2,206	100	2,206	298,782
FGR	521	55	287	38,871
FOP	48	30	14	1,896
FOP	57	30	17	2,302
FOP	68	30	20	2,709
PTO	80	5	4	542

TOTALS	2,980		2,548	345,103
--------	-------	--	-------	---------

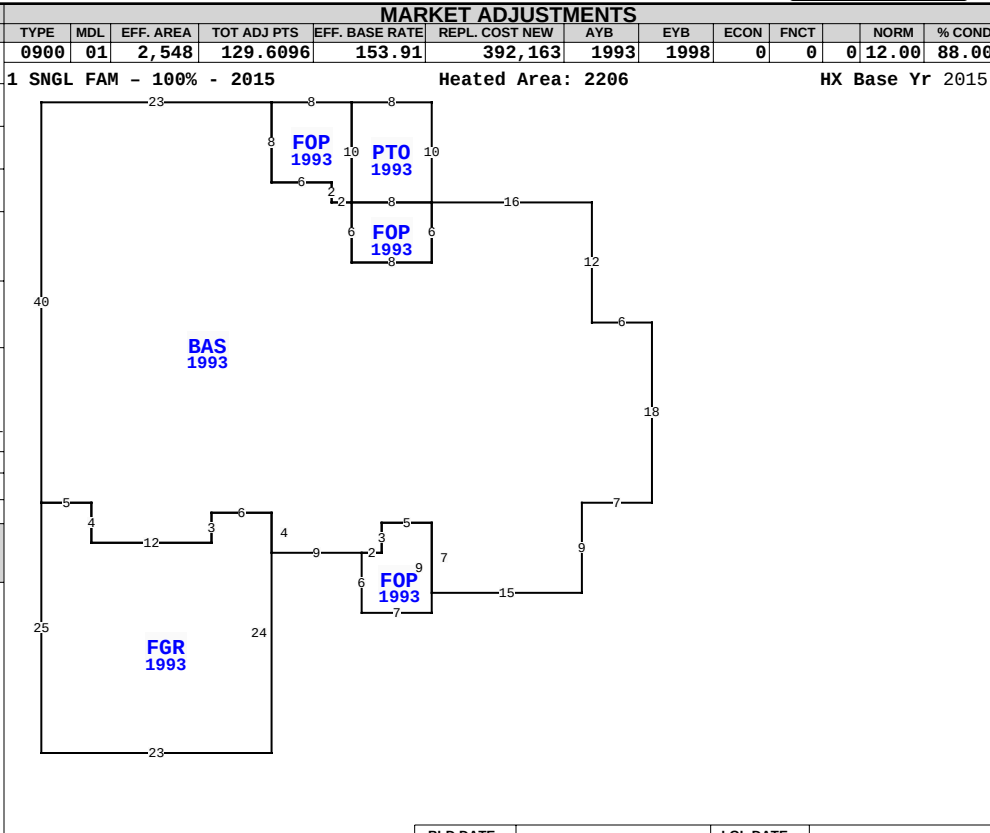
EXTRA FEATURES	
----------------	--

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0 100	0	0	1,385.00	SF	4.00	4.00	100	1993	1993	3	68	3,767	
3	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50	100	1993	1993	3	68	862	
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
5	0861	POOL GUNIT	0 100	0	0	399.00	SF	85.00	85.00	100	1996	1996	3	20	6,783	
6	0845	KOOL DECK	0 100	0	0	675.00	SF	7.25	7.25	100	1996	1996	3	73	3,572	
7	0910	SCRN RM L	0 100	0	0	1,093.00	SF	15.00	15.00	100	1996	1996	3	20	3,279	
8	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
9	0856	POROUS CC	0 100	0	0	475.00	SF	2.50	2.50	100	1996	1996	3	73	867	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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
-------------	------------	----	-----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------



2953 PARK SQUARE PL, FERNANDINA BEACH

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

TOTAL OB/XF	22,854
-------------	--------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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
-------------	------------	----	-----	--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------	---------------------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
------------------------	--	-------------	---

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		345,103
TOTAL MARKET OB/XF VALUE		22,854
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		547,957
SOH/AGL Deduction		208,719
ASSESSED VALUE		339,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,238
TOTAL JUST VALUE		547,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603221	XFOB	10,608	08/01/1996
B9603144	SWIM POOL	18,800	07/01/1996
B9401327	XFOB	2,448	09/01/1994
00187	NEW CONSTR	88,812	05/18/1993
B9300187	NEW CONSTR	95,012	04/01/1993

SALES DATA		OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1651	10/23/2014	WD	Q	I	01			388,000
GRANTOR: FORBES ARTHUR E & CAT								
GRANTEE: GOODHAND ARTHUR W &								
0702/0805	4/14/1994	WD	Q	I				201,900
GRANTOR: ALMAND AMOS F JR & DO								
GRANTEE: FORBES ARTHUR E & C								

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W16 PTO=[YR=1993] N10 W8 FOP=[YR=1993] W8 S8 E6 S2 E2 FOP=[YR=1993] S6 E8 N6 W8N10\$ S10 E8\$ S6 W8 N6 W2 N2 W6 N8 W23 S40 FGR=[YR=1993] S25 E23 N24 W6 S3 W12 N4 W5\$ E5 S4 E12 N3 E6 S4 E9 FOP=[YR=1993] S6 E7 N9 W5 S3 W2\$ E2 N3 E5 S7 E15 N9 E7 N18 W6 N12\$.	