

LOT 49
IN OR 1838/806
EGANS BLUFF #3 PB 5/243

CORSO CHRISTINE M TRUST/CORSO CHRISTINE M TRUSTEE
2965 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0049-0000



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,365	100	2,365	303,057
BAS	527	100	527	67,531
FGR	506	55	278	35,623
FOP	18	30	5	641
FUS	284	100	284	36,392
PTO	30	5	2	256

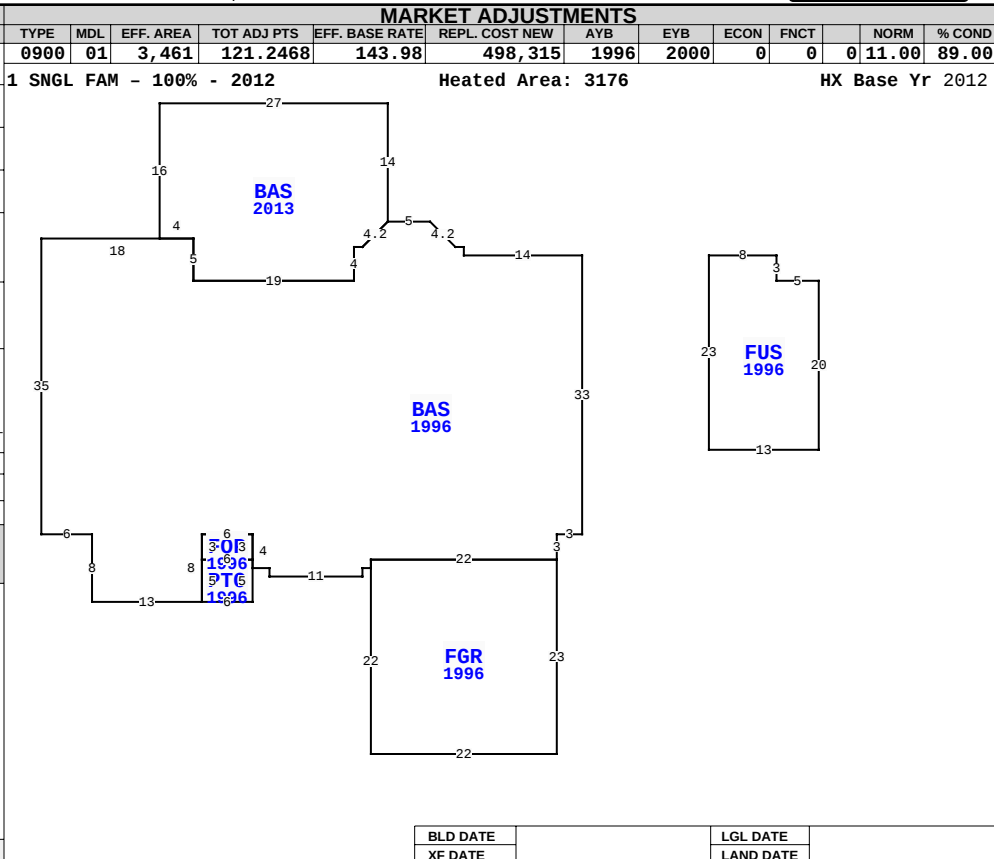
TOTALS	3,730		3,461	443,500
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EXTRA FEATURES

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	1996	1996	3	80	2,800	
2	0855	CONC PAVER	0	100	0	0	1,420.00	SF	7.00	7.00	100	2014	2014	3	95	9,443	
3	1076	TRELLIS A	0	100	0	0	432.00	SF	7.50	7.50	100	2005	2005	3	44	1,426	
4	0825	BRICK	0	100	0	0	350.00	SF	6.25	6.25	100	2005	2005	3	96	2,100	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	

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							



2965 PARK SQUARE PL, FERNANDINA BEACH

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

TOTAL OB/XF 17,689

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							

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		443,500
TOTAL MARKET OB/XF VALUE		17,689
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		641,189
SOH/AGL Deduction		272,127
ASSESSED VALUE		369,062
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		319,062
TOTAL JUST VALUE		641,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327747	ADDIT	87,733	09/01/2013
B9502416	NEW CONSTR	98,760	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1838/0806	2/05/2013	QC	U	I	11	100
GRANTOR: BARRICKMAN JOHN R & C						
GRANTEE: CORSO CHRISTINE M &						
1835/1700	12/13/2012	QC	U	I	11	100
GRANTOR: CORSO CHRISTINE M TRU						
GRANTEE: CORSO CHRISTINE M &						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1996] W14 N1 W1 U3 L3 W5 BAS=[YR=2013] N14 W27 S16 E4 S5 E19 N4 E1 U3 R3 \$ D3 L3 W1 S4 W19 N5 W18 S35E6 S8 E13 PTO=[YR=1996] E6 N5 FOP=[YR=1996] N3 W6 S3 E6 \$ W6 S5 \$ N8 E6 S4 E2 S1 E11 N1 E1 FGR=[YR=1996] S22 E22 N23 W22 S1 \$ N1 E22 N3 E3 N33 \$ PTR= E15 FUS=[YR=1996] E8 S3 E5 S20 W13 N23 \$ W15 \$.