LOT 62
IN OR 2085/1887
EGANS BLUFF #3 PB 5/243

KUMAR GAYATRI P LIVING TRUST/KUMAR VINOD TRUSTEE
2831 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

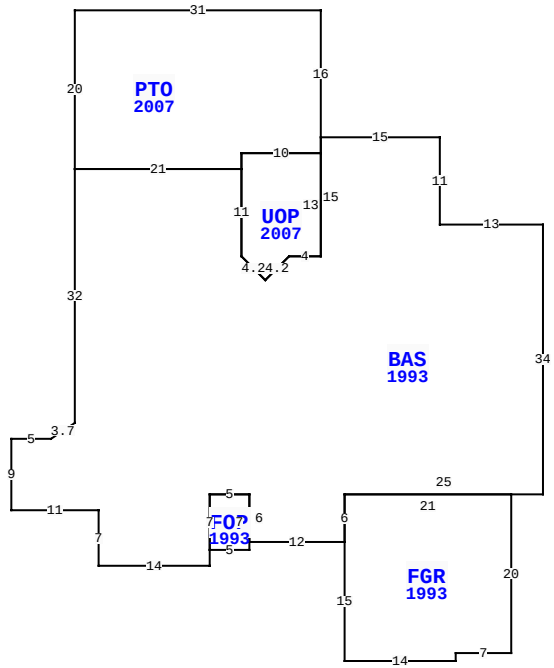
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,548	100	2,548	297,473
FGR	434	55	239	27,903
FOP	35	30	10	1,168
PTO	600	5	30	3,503
UOP	139	20	28	3,269
TOTALS	3,756		2,855	333,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,855	115.6670	137.35	392,134	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1993 Heated Area: 2548 HX Base Yr 1993



2831 E PARK SQUARE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		333,314
TOTAL MARKET OB/XF VALUE		12,910
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		526,224
SOH/AGL Deduction		304,354
ASSESSED VALUE		221,870
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,870
TOTAL JUST VALUE		526,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20674	SCRN RM	9,242	10/01/2007
7782	NEW CONSTR	83,504	01/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2085/1887	11/28/2016	WD	U	I	11	100
GRANTOR: KUMAR VINOD & GAYATRI						
GRANTEE: KUMAR GAYATRI P LIV						
0655/0902	4/24/1992	WD	Q	I		157,700
GRANTOR: ALMAND AMOS JR & D J						
GRANTEE: KUMAR VINOD &GAYATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N11 W15 PTO=[YR=2007] N16 W31 S20 E21 UOP=[YR=2007] S11 D3 R3 U3 R3 E4 N13 W10 S2$ N2 E10 N2$ S15 W4 L3 D3 L3 U3 N11 W21 S32 L3 D2 W5 S9 E11 S7 E14 N2 FOP=[YR=1993] E5 N7 W5 S7$ N7 E5 S6 E12 FGR=[YR=1993] S15 E14 N1 E7 N20 W21 S6$ N6 E25 N34$.

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	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,672.00	SF	4.00	4.00	100	1992	1992	3	66	4,414	
3	0911	SCRN RM A	0	100	31	20	620.00	SF	17.50	17.50	100	2007	2007	3	35	3,798	
4	0810	CONCRETE A	0	100	0	0	267.00	SF	6.50	6.50	100	2007	2007	3	89	1,545	
5	0940	SHEDS/PORT	0	100	14	10	140.00	SF	20.10	20.10	100	1993	1993	3	20	563	

LAND DESCRIPTION

TOTAL OB/XF 12,910

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS