LOT 64
IN OR 2078/1125
EGANS BLUFF #3 PB 5/243

GLEICHAUF JAMES J & JANE E
2778 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

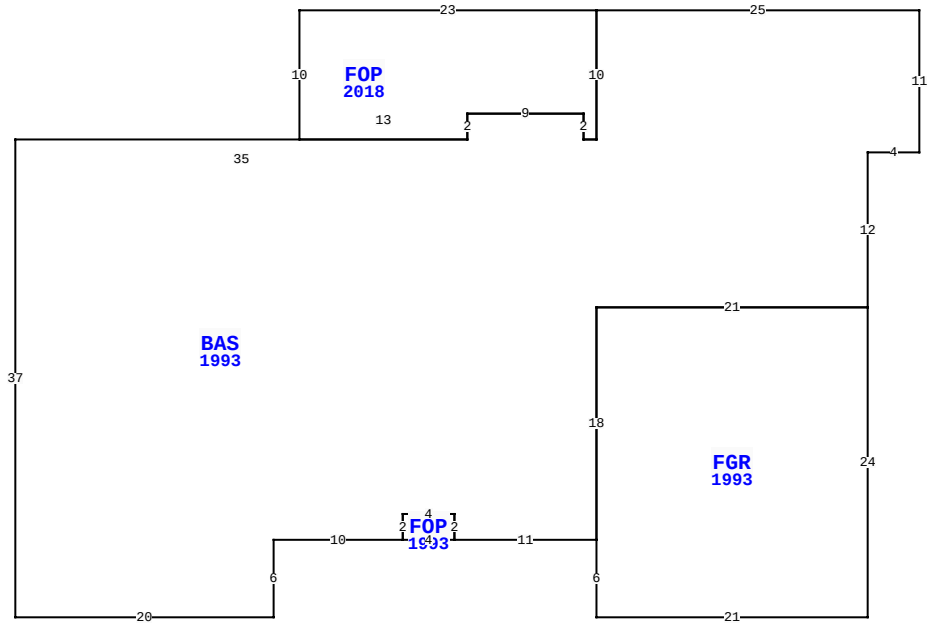
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,052	100	2,052	224,498
FGR	504	55	277	30,305
FOP	8	30	2	219
FOP	212	30	64	7,002
TOTALS	2,776		2,395	262,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	120.5890	143.20	342,964	1990	1990	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 2017 Heated Area: 2052 HX Base Yr 2017



2778 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		262,024
TOTAL MARKET OB/XF VALUE		63,356
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		505,380
SOH/AGL Deduction		205,377
ASSESSED VALUE		300,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,003
TOTAL JUST VALUE		505,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806176	ADDITION	23,000	06/15/2018
B1805027	ENCLO	32,982	05/17/2018
B1802673	SWIM POOL	53,300	03/14/2018
6256	NEW CONSTR	76,936	01/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2078/1125	10/14/2016	WD	Q	I	01	385,000
GRANTOR: COX VIRGINIA M						
GRANTEE: GLEICHAUF JAMES J &						
0602/0065	7/16/1990	WD	Q	I		155,400
GRANTOR: ALMAND AMOS F JR						
GRANTEE: COX GROVER JR & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FOP=[YR=2018] W23 S10 E13 N2 E9 S2 E1 N10 $ S10 W1 N2 W9 S2 W35 S37 E20 N6 E10 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E11 FGR=[YR=1993] S6 E21 N24 W21 S18 $ N18 E21 N12 E4 N11 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	0812	CONCRETE C	0	100	0	0	1,206.00	SF	4.00	4.00	100	1990	1990	3	62	2,991	
3	0911	SCRN RM A	0	100	0	0	1,165.00	SF	17.50	17.50	100	2018	2018	3	86	17,533	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2018	2018	3	90	34,425	
5	0855	CONC PAVER	0	100	0	0	715.00	SF	10.00	10.00	100	2018	2018	3	98	7,007	

LAND DESCRIPTION

TOTAL OB/XF 63,356

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 12/13/2018 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS