

LOT 73 (EX E'LY 10 FT)
IN OR 1500/892
EGANS BLUFF #3 PB 5/243

JOHNSON KENT A
2850 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0073-0000



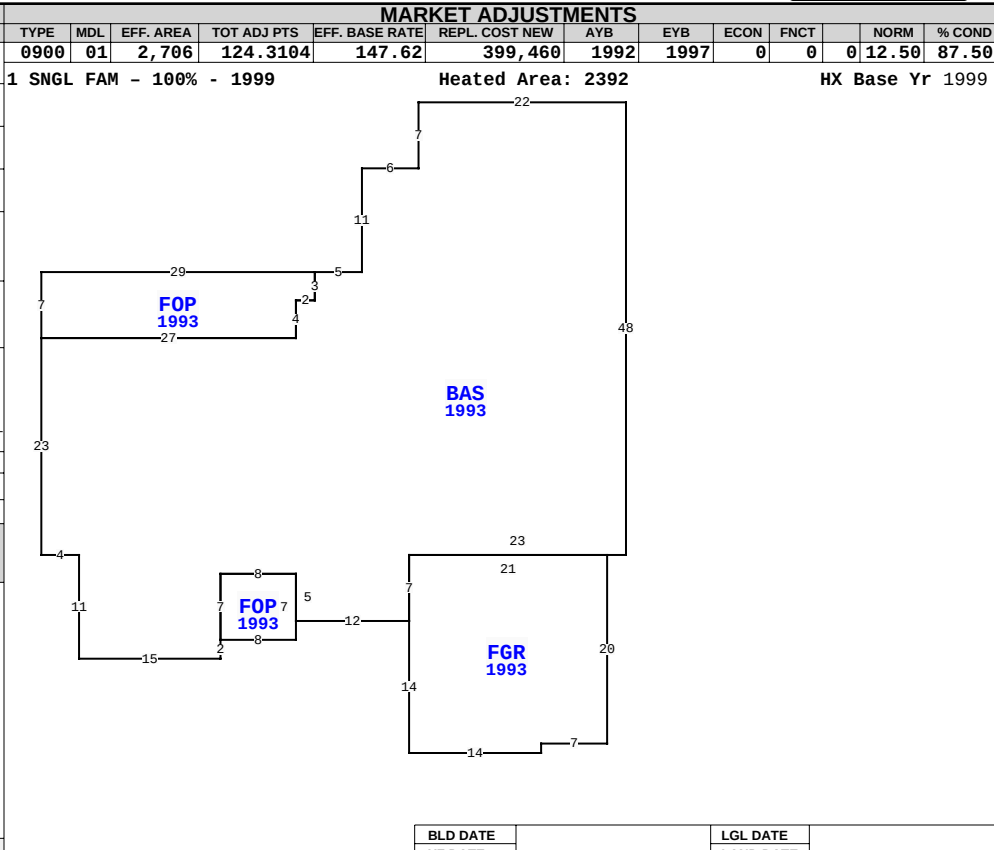
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,392	100	2,392	308,969
FGR	434	55	239	30,871
FOP	56	30	17	2,196
FOP	195	30	58	7,492
TOTALS	3,077		2,706	349,528

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,391.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	0	0	299.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	780.00	SF	7.25	7.25	
5	0912	SCRN RM G	0	100	0	0	1,023.00	SF	20.00	20.00	
6	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 8	Tax Dist:										
BUILDING MARKET VALUE	349,528										
TOTAL MARKET OB/XF VALUE	21,463										
TOTAL LAND VALUE - MARKET	180,000										
TOTAL MARKET VALUE	550,991										
SOH/AGL Deduction	286,821										
ASSESSED VALUE	264,170										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	214,170										
TOTAL JUST VALUE	550,991										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	518,461										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905896	XFOB	5,885	03/01/1999
B9905707	SWIM POOL	12,500	01/01/1999
7843	NEW CONSTR	92,555	02/13/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1500/0892	5/22/2007	QC	U	I	01	100	
GRANTOR: JOHNSON KENT A							
GRANTEE: JOHNSON KEITH W & K							
1387/0811	2/07/2006	QC	U	I	01	100	
GRANTOR: JOHNSON GAIL M							
GRANTEE: JOHNSON KENT A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 S7 W6 S11 W5 FOP=[YR=1993] W29 S7 E27 N4 E2 N3 \$ S3 W2 S4 W27 S23 E4 S11 E15 N2 FOP=[YR=1993] E8 N7 W8 S7 \$ N7 E8 S5 E12 FGR=[YR=1993] S14 E14 N1 E7 N20 W21 S7 \$ N7 E23 N48 \$.											