

BLOCK 2 LOT 8 &
PT OF LOT 10 (S-1)
(F/K/A PT OF OUTLOT 12)

ESS HARLEY W & PATRICIA D
2939 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1380-0002-0080



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 100	0100	01	1,428	115.2320	104.00	148,512	1957	1970		0		0	26.00	74.00	VALUATION BY															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1070										STANDARD									
Roof Cover	03	COMP SHNGL 80											HX Base Yr										Tax Group: 2									
Roof Cover	01	MINIMUM 20											Tax Dist:										109,899									
Interior Wall	03	PLASTER 100											BUILDING MARKET VALUE										3,833									
Interior Floo	14	CARPET 80											TOTAL MARKET OB/XF VALUE										225,000									
Interior Floo	08	SHT VINYL 20											TOTAL LAND VALUE - MARKET										338,732									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										238,644									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										0									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										238,644									
Bathrooms	1	100											BASE TAXABLE VALUE										338,732									
Frame	03	MASONRY 100	TOTAL JUST VALUE										0																			
Stories	1.	1. 100	NCON VALUE										INCOME VALUE																			
Units	0	100	PREVIOUS YEAR MKT VALUE										287,409																			
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA										01																			
NEIGHBORHOOD/LOC		1007.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,070	100	1,070	82,347																												
FCP	332	25	83	6,388																												
FOP	42	30	13	1,000																												
FST	68	55	37	2,848																												
UCP	288	20	58	4,464																												
UOP	224	20	45	3,463																												
UST	32	45	14	1,077																												
UST	80	45	36	2,771																												
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TOTALS		2,296		1,428	109,899																											
EXTRA FEATURES							811 AMELIA DR, FERNANDINA BEACH																									
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															
2	0810	CONCRETE A	0	0	47	18	846.00	SF	6.50	6.50	100	1983	1983	3	44	2,420																
3	0810	CONCRETE A	0	0	0	0	494.00	SF	6.50	6.50	100	1983	1983	3	44	1,413																