

LOT 79
IN OR 1589/550
EGANS BLUFF #2 PB 5/102

LEAVY PATRICIA G
2829 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0079-0000



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 90
Interior Floo	11	CLAY TILE 10
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

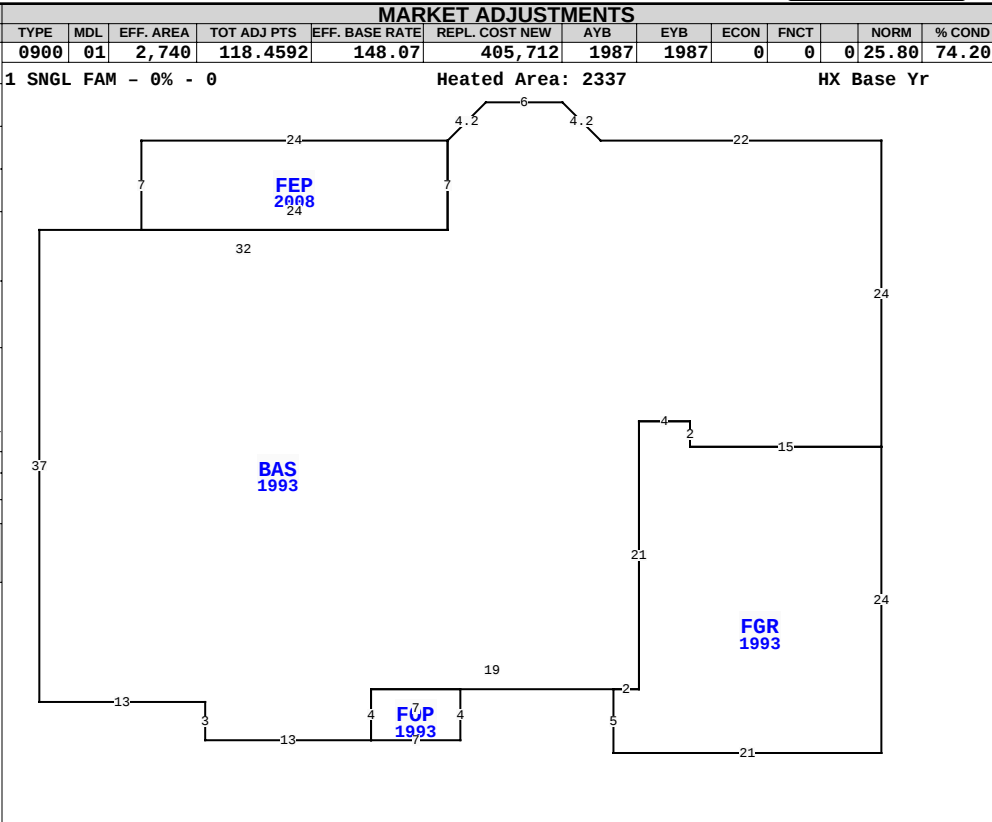
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	256,762
FEP	168	80	134	14,722
FGR	474	55	261	28,675
FOP	28	30	8	879

TOTALS	3,007		2,740	301,038
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,494.00	SF	4.00
2	0810	CONCRETE A	0	0	0	0	138.00	SF	6.50
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 08/22/2019 BY DJA



1905 SPRINGBROOK RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	0	0	0	1,494.00	SF	4.00	4.00	100	1987	1987	3	52	3,108	
2	0810	CONCRETE A	0	0	0	0	138.00	SF	6.50	6.50	100	1987	1987	3	52	466	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	1987	1987	3	52	54	

TOTAL OB/XF													4,868	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2			

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 8	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										301,038	
TOTAL LAND VALUE - MARKET										250,000	
TOTAL MARKET VALUE										555,906	
SOH/AGL Deduction										106,258	
ASSESSED VALUE										449,648	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										449,648	
TOTAL JUST VALUE										555,906	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										473,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 3782	N/A	65,500	12/29/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1589/0550	10/14/2008	QC	U	I	01	100			
GRANTOR: LEAVY DELPHINE R									
GRANTEE: LEAVY PATRICIA G									
0515/0687	4/20/1987	WD	Q	I		144,800			
GRANTOR: ALMAND AMOS F JR									
GRANTEE: LEAVY GILBERT &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 U3 L3 W6 L3 D3 FEP=[YR=2008] W24 S7 E24 N7\$ S7 W32 S37 E13 S3 E13 FOP=[YR=1993] E7 N4 W7 S4\$ N4 E19 FGR=[YR=1993] S5 E21 N24 W15 N2 W4 S21 W2\$ E2 N21 E4 S2 E15 N24\$.									

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