LOTS 3 & 2
IN OR 1434/571 & OR 1437/1523
EGANS BLUFF #3 PB 5/243

OLIVER JAMES F
2974 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0003-0000

BUILDING CHARACTERISTICS

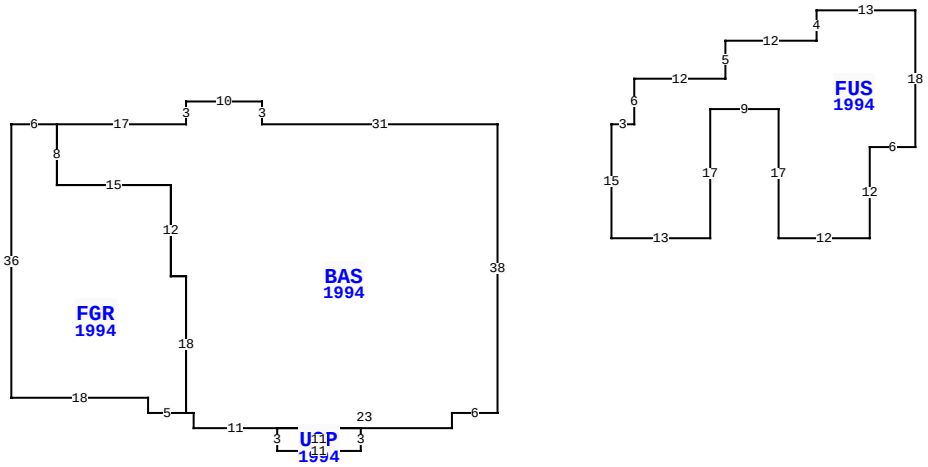
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,816	100	1,816	237,538
FGR	678	55	373	48,790
FUS	774	100	774	101,241
UOP	33	20	7	915
TOTALS	3,301		2,970	388,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,970	118.9100	148.64	441,461	1994	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 1996 Heated Area: 2590 HX Base Yr 1996



2974 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		388,486
TOTAL MARKET OB/XF VALUE		11,848
TOTAL LAND VALUE - MARKET		531,250
TOTAL MARKET VALUE		931,584
SOH/AGL Deduction		515,301
ASSESSED VALUE		416,283
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		366,283
TOTAL JUST VALUE		931,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01013	NEW CONSTR	116,121	05/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/0571	8/03/2006	QC	U	I	01	100
GRANTOR: OLIVER JAMES F & CATH						
GRANTEE: OLIVER JAMES F						
0736/1786	8/21/1995	WD	U	I	01	198,600
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: OLIVER JAMES F & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W31 N3 W10 S3 W17 FGR=[YR=1994] W6 S36 E18 S2 E5 N18 W2 N12 W15 N8$ S8 E15 S12 E2 S18 E1 S2 E11 UOP=[YR=1994] S3 E11 N3 W11$ E23N2 E6 N38 $ PTR= E15 FUS=[YR=1994] E3 N6 E12 N5 E12 N4 E13 S18 W6 S12 W12 N17 W9 S17 W13 N15$ W15$.

EXTRA FEATURES

LN	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	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0	100	0	0	1,466.00	SF	4.00	4.00	100	1994	1994	3	68	3,988	
3	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1994	1994	3	68	796	
4	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1994	1994	3	68	411	
5	0855	CONC PAVER	0	100	0	0	873.00	SF	7.00	7.00	100	2004	2004	3	84	5,133	

LAND DESCRIPTION

TOTAL OB/XF 11,848

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.06	250,000.00	265,625.00	265,625							
2	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.06	250,000.00	265,625.00	265,625							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 531,250 Market: 0 Agricultural: 0 Common: 531,250 PRINTED 08/06/2024 BY SYS