



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 90
Interior Wall	08	DECORATIVE 10
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	2.5	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	2,245	100	2,245	290,989
FGR	546	55	300	38,885
FOP	60	30	18	2,333
FOP	63	30	19	2,462
FOP	82	30	25	3,240
UOP	270	20	54	6,999

TOTALS	3,266		2,661	344,910
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,467.00	SF	4.00
3	0810	CONCRETE A	0	0	0	0	198.00	SF	6.50
4	0861	POOL GUNIT	0	0	0	0	361.00	SF	85.00
5	0845	KOOL DECK	0	0	0	0	584.00	SF	7.25
6	0911	SCRN RM A	0	0	0	0	945.00	SF	17.50
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

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	05/09/2019	BY	KW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,661	121.9920	152.49	405,776	1993	1993	0	0	0	15.00	85.00	
1 SNGL FAM - 0% - 2024													
Heated Area: 2245													
HX Base Yr													
2898 E PARK SQUARE PL, FERNANDINA BEACH													
BLD DATE: 04/18/2024 MLU													

TOTAL OB/XF													
20,036													

TOTAL OB/XF													
20,036													

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		344,910	
TOTAL MARKET OB/XF VALUE		20,036	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		664,946	
SOH/AGL Deduction		0	
ASSESSED VALUE		664,946	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		664,946	
TOTAL JUST VALUE		664,946	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		619,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00873	XFOB	5,350	03/01/1994
B00783	SWIM POOL	13,300	02/01/1994
00226	NEW CONSTR	113,936	05/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/1622	1/08/2024	WD	Q	I	01	675,000
GRANTOR: SCHOPF CHARLES H						
GRANTEE: YOUNG ALAN LEE JR &						
0670/1127	11/18/1992	WD	Q	V		48,000
GRANTOR: ALMAND AMOS JR & D						
GRANTEE: SCHOPF CHARLES & J						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W23 S9 W6 FOP=[YR=1993] W9 UOP=[YR=2011] W30 S9 E15 FOP=[YR=1993] S6 E11 U4 R4 N2 W15E15N9 \$S7 E9 N7\$ S7 W9 S4 D4 L4 W11 N6 W15 S36E15 N5 E4 FOP=[YR=1993] S6 E11 N3 W2N3 W9\$ E9 S3 E12 FGR=[YR=1993] S11 E21 N26 W21 S15\$ N15 E21 N6 E7 N31\$.													