



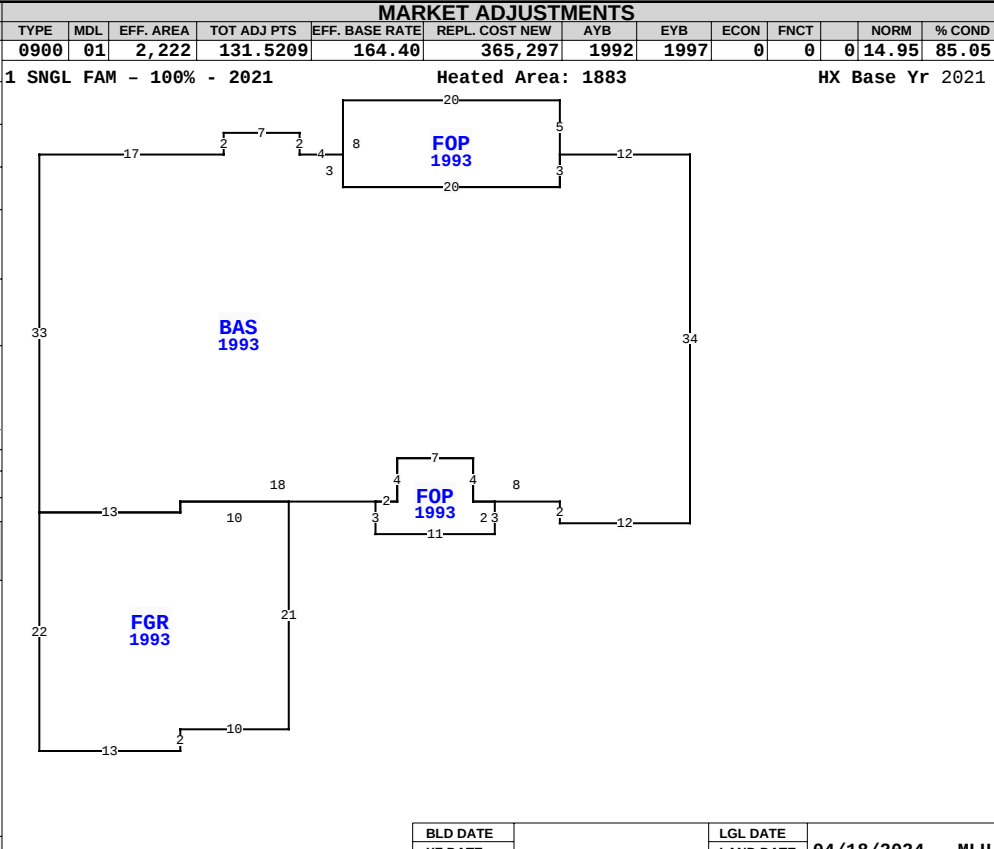
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,883	100	1,883	263,285
FGR	496	55	273	38,171
FOP	61	30	18	2,517
FOP	160	30	48	6,711
TOTALS	2,600		2,222	310,685

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0 100	0	0	1,635.00	SF	4.00	4.00	100	1992	1992	3	64	4,186	
3	0861	POOL GUNIT	0 100	0	0	383.00	SF	85.00	85.00	100	1996	1996	3	20	6,511	
4	0845	KOOL DECK	0 100	0	0	742.00	SF	7.25	7.25	100	1996	1996	3	72	3,873	
5	0910	SCRN RM L	0 100	0	0	1,147.00	SF	15.00	15.00	100	1996	1996	3	20	3,441	
6	0940	SHEDS/PORT	0 100	13	12	156.00	SF	30.00	30.00	100	1995	1995	3	20	936	
7	0810	CONCRETE A	0 100	0	0	522.00	SF	6.50	6.50	100	2004	2004	3	84	2,850	

LAND DESCRIPTION			TOTAL OB/XF 24,317													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	250,000.00	300,000.00



2882 E PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				310,685	
TOTAL MARKET OB/XF VALUE				24,317	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				635,002	
SOH/AGL Deduction				166,492	
ASSESSED VALUE				468,510	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				418,510	
TOTAL JUST VALUE				635,002	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				591,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603222	SWIM POOL	14,000	08/01/1996
B9603217	XF0B	6,500	08/01/1996
7964	NEW CONSTR	80,950	03/27/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2359/1841	5/08/2020	WD Q	Q	I	01
GRANTOR: SALEEZ CANDACE J REVO					SALE PRICE
GRANTEE: BERNARDING DRINA M					480,000
2197/1706	5/21/2018	QC U	I	11	100
GRANTOR: SALEEZ CANDACE J					
GRANTEE: SHABEZ CANDACE J RE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FOP=[YR=1993] N5 W20 S8 E20 N3 \$ S3 W20 N3 W4 N2 W7 S2 W17 S33 FGR=[YR=1993] S22 E13 N2 E10 N21 W10 S1 W13\$ E13 N1 E18 FOP=[YR=1993] S3 E11 N3 W2 N4 W7 S4 W2 \$ E2 N4 E7 S4 E8 S2 E12 N34 \$.									