

LOT 21
IN OR 1352/1014
EGANS BLUFF #3 PB 5/243

REICHERT LVG TRUST/REICHERT SAMUEL W TRUSTEE
96121 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	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	1,725	100	1,725	226,262
BAS	207	100	207	27,151
FGR	495	55	272	35,677
FOP	66	30	20	2,623
FUS	450	100	450	59,025

TOTALS 2,943 2,674 350,738

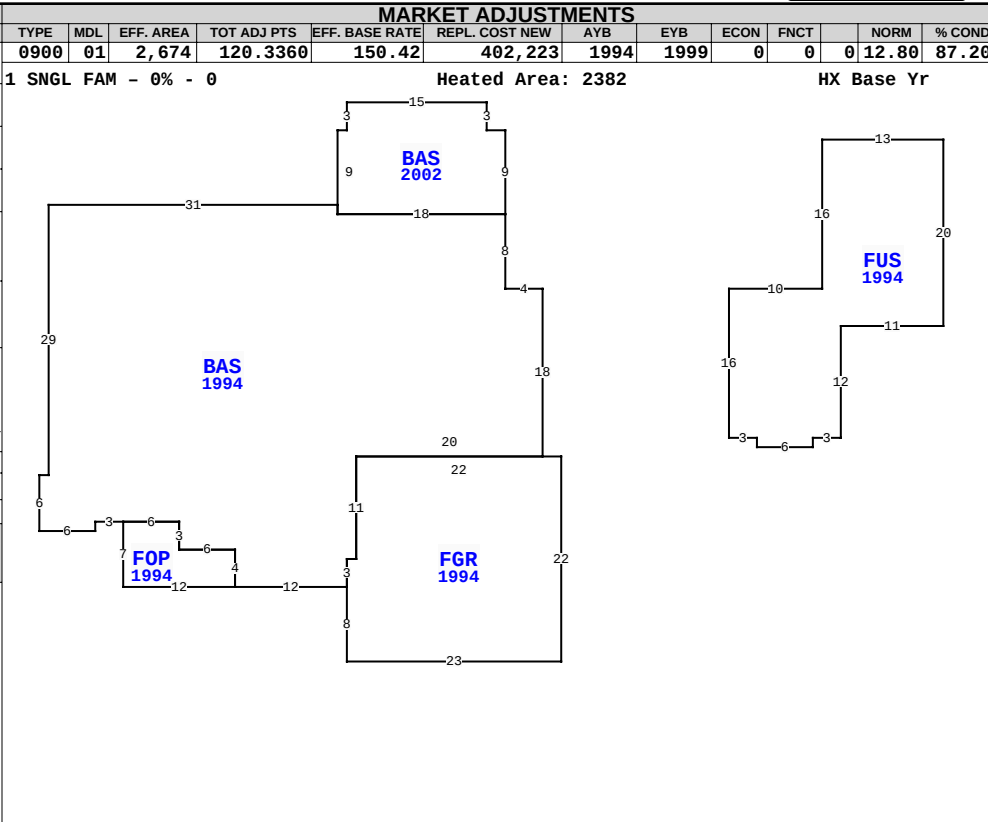
EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
2	0812	CONCRETE C	0	0	0	1,290.00	SF	4.00	4.00	100	1994	1994	3	68	3,509	
3	0810	CONCRETE A	0	0	0	168.00	SF	6.50	6.50	100	1994	1994	3	68	743	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	250,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY KBA



2832 E PARK SQUARE PL, FERNANDINA BEACH

BLD DATE 04/18/2024 MLU

XF DATE

AG DATE

OB/XF MKT VALUE

NOTES

1 0504 FP-ELECTRI 0 0 0 1.00 UT 2,000.00 2,000.00 100 1994 1994 3 76 1,520

2 0812 CONCRETE C 0 0 0 1,290.00 SF 4.00 4.00 100 1994 1994 3 68 3,509

3 0810 CONCRETE A 0 0 0 168.00 SF 6.50 6.50 100 1994 1994 3 68 743

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY STANDARD

Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	350,738
TOTAL MARKET OB/XF VALUE	5,772
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	656,510
SOH/AGL Deduction	81,582
ASSESSED VALUE	574,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	574,928
TOTAL JUST VALUE	656,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,222

Total Acres: 0.00 Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

PRINTED 08/06/2024 BY SYS