

LOT 23 & S2 FT OF LOT 24
IN OR 2485/1512
EGANS BLUFF #3 PB 5/243

WARREN JAMES A III & INGA
2814 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0023-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

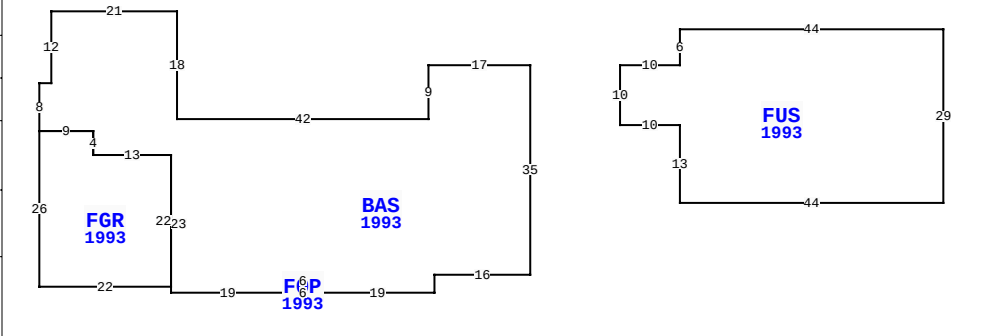
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2,319	262,857
FGR	520	55	286	32,418
FOP	12	30	4	453
FUS	1,376	100	1,376	155,968
TOTALS	4,227		3,985	451,697

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990
2	0812	CONCRETE C	0 100	0	0	1,186.00	SF	4.00	4.00	100	1990
3	0845	KOOL DECK	0 100	0	0	1,302.00	SF	7.25	7.25	100	1990
4	0861	POOL GUNIT	0 100	32	16	512.00	SF	85.00	85.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,985	114.7815	143.48	571,768	1990	1995	0	0	21.00	79.00
1 SNGL FAM - 100% - 2022 Heated Area: 3695 HX Base Yr 2022											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024
INC DATE		AG DATE	MLU
2814 E PARK SQUARE PL, FERNANDINA BEACH			

TOTAL OB/XF											
18,504											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		451,697	
TOTAL MARKET OB/XF VALUE		18,504	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		770,201	
SOH/AGL Deduction		183,699	
ASSESSED VALUE		586,502	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		536,502	
TOTAL JUST VALUE		770,201	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		722,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313308	ROOF	17,866	01/01/2013
6556	SWIM POOL	11,500	06/25/1990
6334	NEW CONSTR	126,424	03/07/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1512	7/29/2021	WD	Q	I	01	770,000
GRANTOR: PARKER SARA B SPECIAL						
GRANTEE: WARREN JAMES A III						
2485/1510	7/29/2021	WD	U	I	11	100
GRANTOR: BENZEL JAMES JR P/R 0						
GRANTEE: PARKER SARA B SPECI						

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1993] W17 S9 W42 N18 W21 S12 W2S8 FGR=[YR=1993] S26 E22 N22 W13 N4 W9 \$ E9 S4 E13 S23 E19 FOP=[YR=1993] E6 N2 W6 S2 \$ N2 E6 S2 E19 N3 E16 N35 \$ PTR= E15 FUS=[YR=1993] E10 N6 E44 S29 W44 N13 W10 N10 \$ W15 \$.