



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	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

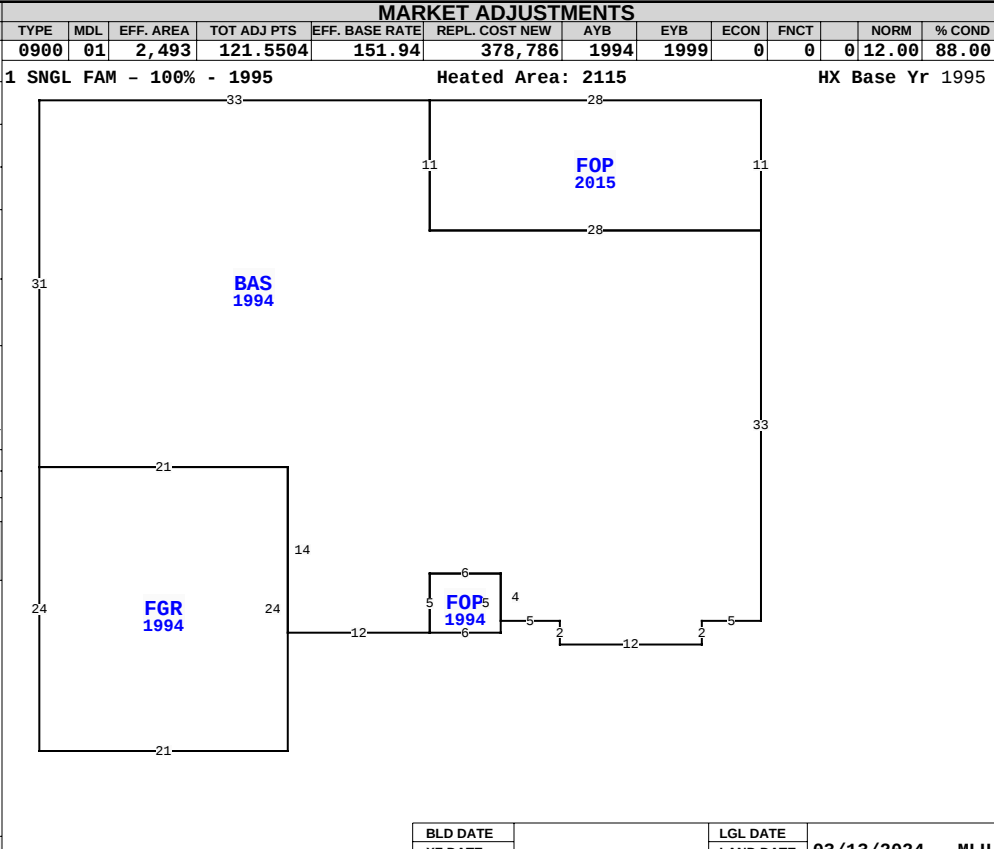
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2,115	282,791
FGR	504	55	277	37,037
FOP	30	30	9	1,203
FOP	308	30	92	12,301
TOTALS	2,957		2,493	333,332

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,359.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	100	40	20	800.00	SF	17.50	17.50	
5	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0855	CONC PAVER	0	100	0	0	502.00	SF	10.00	10.00	
8	0855	CONC PAVER	0	100	0	0	115.00	SF	7.00	7.00	

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



2789 E PARK SQUARE PL, FERNANDINA BEACH											
BLD DATE LGL DATE 03/13/2024 MLU											
XF DATE LAND DATE											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			333,332
TOTAL MARKET OB/XF VALUE			41,100
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			674,432
SOH/AGL Deduction			424,067
ASSESSED VALUE			250,365
TOTAL EXEMPTION VALUE			230,828
BASE TAXABLE VALUE			19,537
TOTAL JUST VALUE			674,432
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			577,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24253	ADDITION	18,557	12/01/2010
B00905	NEW CONSTR	92,777	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2533/0536	1/26/2022	QC	U	I	11
GRANTOR: TUCKER JAMES A & BARB					SALE PRICE
GRANTEE: TUCKER JAMES PETE					100
0707/1554	6/23/1994	WD	Q	I	
GRANTOR: ALMAND AMOS F JR & DO					198,500
GRANTEE: TUCKER JAMES A & BA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W28 BAS=[YR=1994] W33 S31 FGR=[YR=1994] S24 E21 N24 W21\$ E21 S14 E12 FOP=[YR=1994] E6 N5 W6 S5\$ N5 E6 S4 E5 S2 E12 N2 E5 N33 W28 N11\$ S11 E28 N11\$.											