

LOT 31
IN OR 1421/1931
EGANS BLUFF #3 PB 5/243

VENERDI PETER E III & LAURA A
2797 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

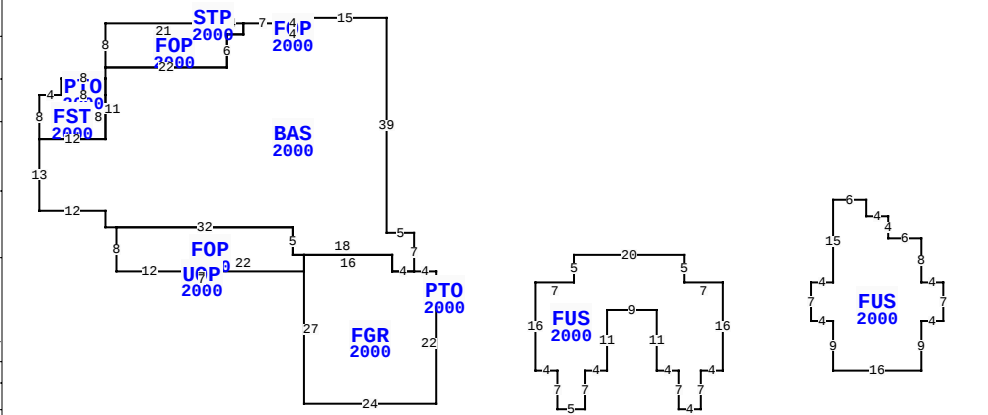
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	1,985	268,566
FGR	624	55	343	46,407
FOP	8	30	2	271
FOP	182	30	55	7,441
FOP	262	30	79	10,689
FST	96	55	53	7,171
FUS	498	100	498	67,378
FUS	608	100	608	82,261
PTO	9	5	0	0
PTO	24	5	1	135
TOTALS	4,309		3,626	490,590

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	1,827.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	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	3,626	121.6125	152.02	551,225	2000	2000		0	0	11.00	89.00	
1 SNGL FAM - 100% - 2007 Heated Area: 3091 HX Base Yr 2007													



** This building has 12 Sub-Areas

2797 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		490,590	
TOTAL MARKET OB/XF VALUE		21,027	
TOTAL LAND VALUE - MARKET		312,500	
TOTAL MARKET VALUE		824,117	
SOH/AGL Deduction		425,493	
ASSESSED VALUE		398,624	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		348,624	
TOTAL JUST VALUE		824,117	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		714,712	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006778	ADDITION	10,939	11/12/2020
B006847	NEW CONSTR	250,000	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1931	6/21/2006	WD Q	I			691,500
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: VENERDI PETER E III						
1421/1928	6/21/2006	WD Q	I			691,500
GRANTOR: HOUSE LANCE L & PATRI						
GRANTEE: CARTUS FINANCIAL CO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2000] W3 FGR=[YR=2000] N2 W4 BAS=[YR=2000] N7 W5 N39 W15 S1 FOP=[YR=2000] W4 S2 E4 N2 \$ S2 W4 N2 W7 FOP=[YR=2000] W4 STP=[YR=2000] N2 W3 S2 E3 \$ W21 S8 E22 N6 E3 N2 \$ S2 W3 S6 W22 S2 PTO=[YR=2000] W8 S3 FST=[YR=2000] W4 S8 E12 N8 W8 \$ E8 N3 \$ S11 W12 S13 E12 S3 E2 FOP=[YR=2000] S8 E12 UOP=[YR=2000] S1 E7 N1 W7 \$ E22 N3 W2 N5 W32 \$ E32 S5 E18 S3 E4 \$ W4 N3 W16 S27 E24 N22 \$ S3 E3 N3 \$ PTR= E15 FUS=[YR=2000] E7 N5 E20 S5 E7 S16 W4 S7 W4 N7 W4 N11 W9 S11 W4 S7 W5 N7 W4 N16 \$ W15 \$ PTR= E65 FUS=[YR=2000] E4 N15 E6 S3 E4 S4 E6 S8 E4 S7 W4 S9 W16 N9 W4 N7 \$ W65 \$.									

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