

LOT 33
IN OR 1883/1058
EGANS BLUFF #3 PB 5/243

RIBAUDO FRANK W & MARGARET R
2817 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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 Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,112	100	2,112	268,192
BAS	248	100	248	31,492
FGR	441	55	243	30,857
FOP	20	30	6	762
FOP	370	30	111	14,095
UST	4	45	2	254

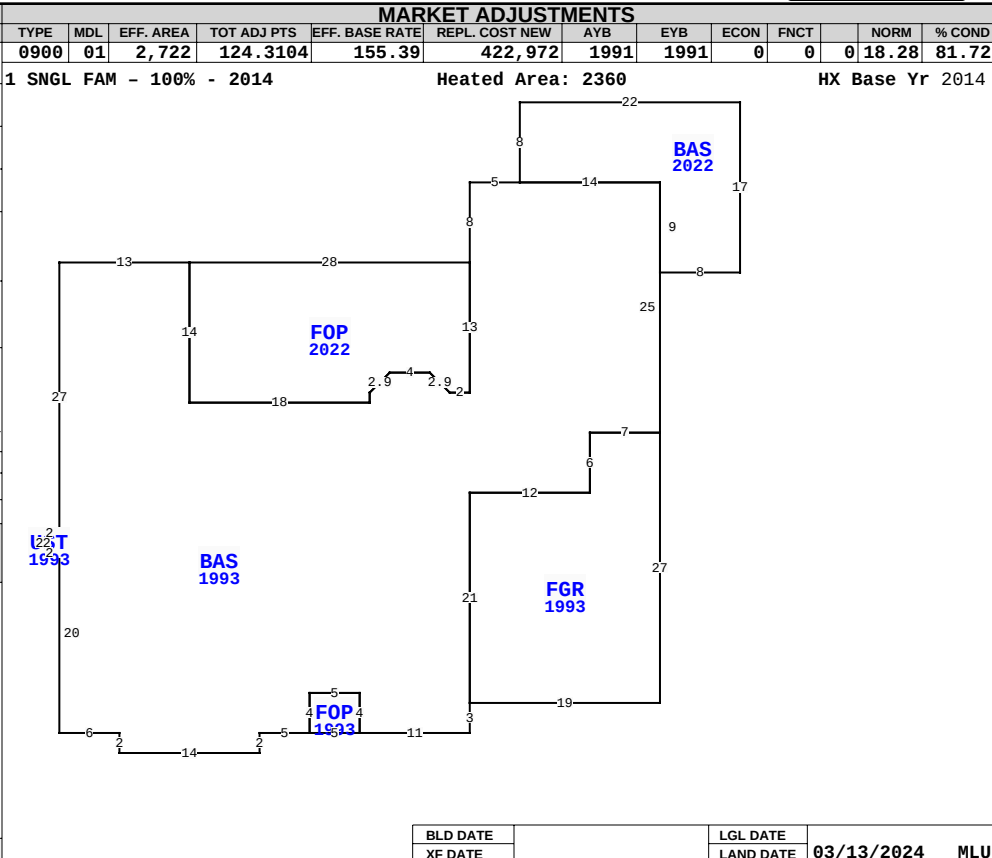
TOTALS	3,195		2,722	345,653
--------	-------	--	-------	---------

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1991	1991	3	70	2,450
2	0812	CONCRETE C	0	100	0	0		2,138.00	SF 4.00	4.00	100	1991	1991	3	62	5,302
3	0911	SCRN RM A	0	100	0	0		1,018.00	SF 17.50	17.50	100	2022	2022	3	97	17,281
4	0866	POOL FIBER	0	100	0	0		297.00	SF 72.00	72.00	100	2022	2022	3	97	20,742
5	0810	CONCRETE A	0	100	0	0		761.00	SF 6.50	6.50	100	2022	2022	3	100	4,947

LAND DESCRIPTION		
------------------	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2817 PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			345,653	
TOTAL MARKET OB/XF VALUE			50,722	
TOTAL LAND VALUE - MARKET			250,000	
TOTAL MARKET VALUE			646,375	
SOH/AGL Deduction			257,812	
ASSESSED VALUE			388,563	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			338,563	
TOTAL JUST VALUE			646,375	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			562,557	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012171	ADDITION	0	12/08/2021
20214095	SWIM POOL	0	05/01/2021
B9502072	REMODEL	2,000	07/01/1995
7006	NEW CONSTR	76,460	02/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1883/1058	10/03/2013	SW	Q	I	02	275,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: RIBAUDO FRANK W & M						
1833/0137	10/19/2012	WD	U	I	12	329,200
GRANTOR: WANG HSIU CHENG & CHE						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS=[YR=2022] W22 S8 BAS=[YR=1993] W5 S8 FOP=[YR=2022] W28 S14 E18 N1 U2 R2 E4 D2 R2 E2 N13\$ S13 W2 U2 L2 W4 D2 L2 S1 W18 N14 W13 S27 UST=[YR=1993] W2S2E2N2\$S20 E6 S2 E14 N2 E5 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E11 N3 FGR=[YR=1993] E19 N27 W7 S6 W12 S21\$N21 E12 N6 E7 N25 W14\$ E14 S9 E8 N17\$.		