

LOT 34  
IN OR 805/689  
EGANS BLUFF #3 PB 5/243

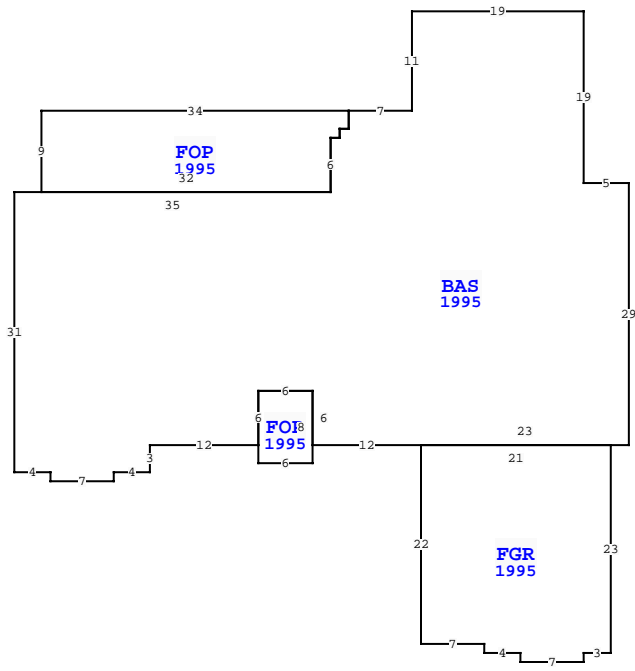
LEAVY PATRICIA G & STEELE JOHN H III  
2829 PARK SQUARE PLACE  
FERNANDINA BEACH, FL 32034

**2024**

00-00-30-021C-0034-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	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
BAS	2,381	100	2,381
FGR	483	55	266
FOP	48	30	14
FOP	293	30	88
TOTALS	3,205		2,749
			367,364

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,749	124.3104	155.39	427,167	1995	1995	0	0	14.00	86.00
1 SNGL FAM - 100% - 1998 Heated Area: 2381 HX Base Yr 1998											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			367,364
TOTAL MARKET OB/XF VALUE			6,783
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			624,147
SOH/AGL Deduction			367,140
ASSESSED VALUE			257,007
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			207,007
TOTAL JUST VALUE			624,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			537,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501572	NEW CONSTR	88,459	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0805/0689	9/04/1997	WD Q	Q	I		218,900
GRANTOR: STAFFORD MARK D & TER						
GRANTEE: LEAVY PATRICIA G &						
0735/1054	8/02/1995	WD Q	Q	I		205,900
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: STAFFORD MARK D & T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0812	CONCRETE C	0	100	0	1,460.00	SF	4.00	4.00	100	1995

TOTAL OB/XF											
6,783											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/13/2024	MLU				

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1995] W5 N19 W19 S11 W7 FOP=[YR=1995] W34 S9 E32 N6 E1 N1 E1 N2 \$ S2 W1 S1 W1 S6 W35 S31 E4 S1 E7 N1 E4 N3 E12 FOP=[YR=1995] S2 E6 N8 W6 S6 \$ N6 E6 S6 E12 FGR=[YR=1995] S22 E7 S1 E4 S1 E7 N1 E3 N23 W21 \$ E23 N29 \$ .											

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							