

LOT 37
IN OR 2222/1184
EGANS BLUFF #3 PB 5/243

GRIMAUDO FRANK M & LISA B L/E/
2855 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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
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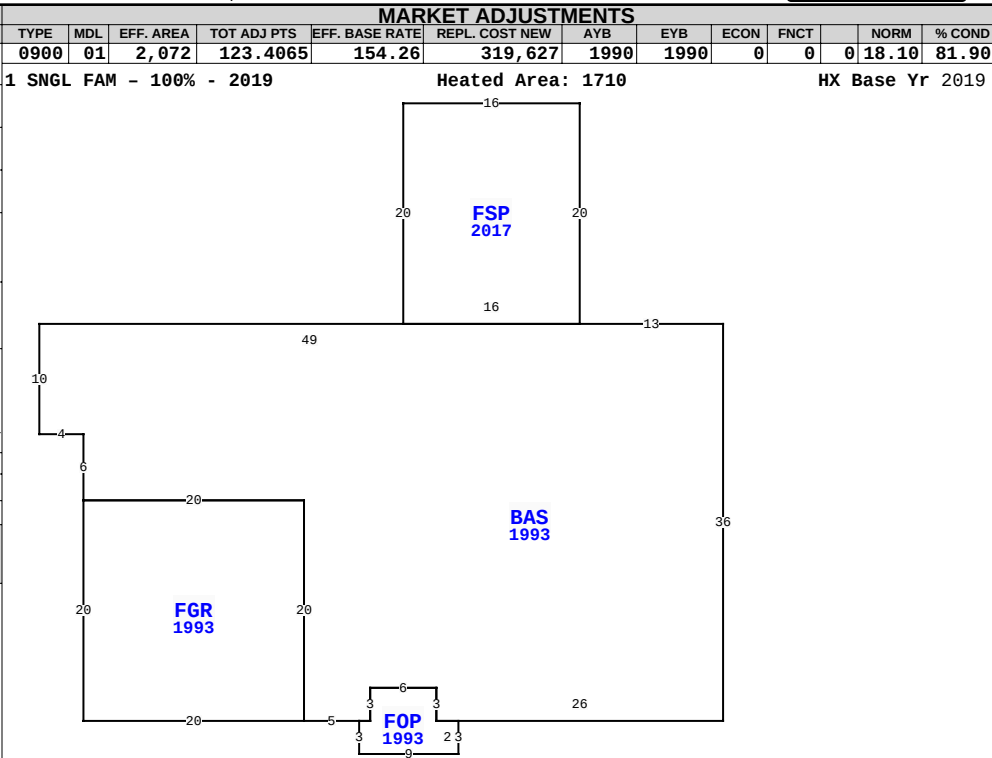
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	216,040
FGR	400	55	220	27,794
FOP	45	30	14	1,769
FSP	320	40	128	16,171

TOTALS	2,475		2,072	261,775
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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	0	1.00	UT	3,500.00	3,500.00	100	1990
2	0812	CONCRETE C	0 100	0	0	1,574.00	SF	4.00	4.00	100	1990
3	0858	SCULP CONC	0 100	0	0	218.00	SF	13.00	13.00	100	2017
4	0754	FOP	0 100	8	11	88.00	SF	15.00	15.00	100	2017

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



2855 PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0 100	0	0	1,574.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,746	
3	0858	SCULP CONC	0 100	0	0	218.00	SF	13.00	13.00	100	2017	2017	3	99	2,806	
4	0754	FOP	0 100	8	11	88.00	SF	15.00	15.00	100	2017	2017	3	78	1,030	

TOTAL OB/XF											
9,962											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						261,775					
TOTAL MARKET OB/XF VALUE						9,962					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						521,737					
SOH/AGL Deduction						208,788					
ASSESSED VALUE						312,949					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						262,949					
TOTAL JUST VALUE						521,737					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						439,965					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703246	FSP	57,000	05/01/2017
6115	NEW CONSTR	68,649	11/14/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2222/1184	9/06/2018	LE	U	I	11	0			
GRANTOR: GRIMAUDO FRANK M & LI									
GRANTEE: GRIMAUDO FRANK M &									
2034/0081	3/08/2016	WD	Q	I	01	325,000			
GRANTOR: SMITH PHILIP A & JENN									
GRANTEE: GRIMAUDO FRANK M &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FSP=[YR=2017] N20 W16 S20 E16 \$ W49 S10 E4 S6 FGR=[YR=1993] S20 E20 N20 W20 \$ E20 S20 E5 FOP=[YR=1993] S3 E9 N3 W2 N3 W6 S3 W1 \$ E1 N3 E6 S3 E26 N36 \$.											