



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 100
Interior Floo	14	CARPET 80
Interior Floo	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	2,346	100	2,346	320,800
FGR	560	55	308	42,117
FOP	48	30	14	1,914
FOP	287	30	86	11,760
TOTALS	3,241		2,754	376,591

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,754	124.3104	155.39	427,944	1994	1999	0	0	12.00	88.00
1 SNGL FAM - 100% - 2015 Heated Area: 2346 HX Base Yr 2015											
2869 PARK SQUARE PL, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

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	1994
2	0812	CONCRETE C	0 100	0	0	1,347.00	SF	4.00	4.00	100	1994
3	0810	CONCRETE A	0 100	0	0	52.00	SF	6.50	6.50	100	1994
4	0845	KOOL DECK	0 100	0	0	764.00	SF	7.25	7.25	100	1994
5	0861	POOL GUNIT	0 100	0	0	458.00	SF	85.00	85.00	100	1994
6	0911	SCRN RM A	0 100	0	0	1,066.00	SF	17.50	17.50	100	2011

TOTAL OB/XF											
27,435											

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

TOTAL OB/XF											
27,435											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		376,591	
TOTAL MARKET OB/XF VALUE		27,435	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		654,026	
SOH/AGL Deduction		289,967	
ASSESSED VALUE		364,059	
TOTAL EXEMPTION VALUE		HX HB VP 332,653	
BASE TAXABLE VALUE		31,406	
TOTAL JUST VALUE		654,026	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		568,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24479	XFOB	24,022	03/01/2011
B9401276	SWIM POOL	13,000	08/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2410/0945	11/20/2020	WD	U	I	11
GRANTOR: MOSER WALTER J & DORO					
GRANTEE: MOSER FAMILY TRUST					
1704/1951	10/15/2010	WD	U	I	38
GRANTOR: MCAVOY MICHAEL C & JE					
GRANTEE: MOSER WALTER J & DO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W3 FOP=[YR=1994] N9 W31 S1 W1 S8 E32\$ W32 N8 W1 N3 W7 N8 W19 S19 W5 S28 E2 FGR=[YR=1994] S27 E14 N1 E7 N26 W21\$ E32 FOP=[YR=1994] S2 E6 N8 W6 S6\$ N6 E6 S6 E12 S4 E15 N32\$.											