

LOT 40
IN OR 721/1
EGANS BLUFF #3 PB 5/243

HIPPE RANDAL J & MARIANNE E
2883 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0040-0000



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	

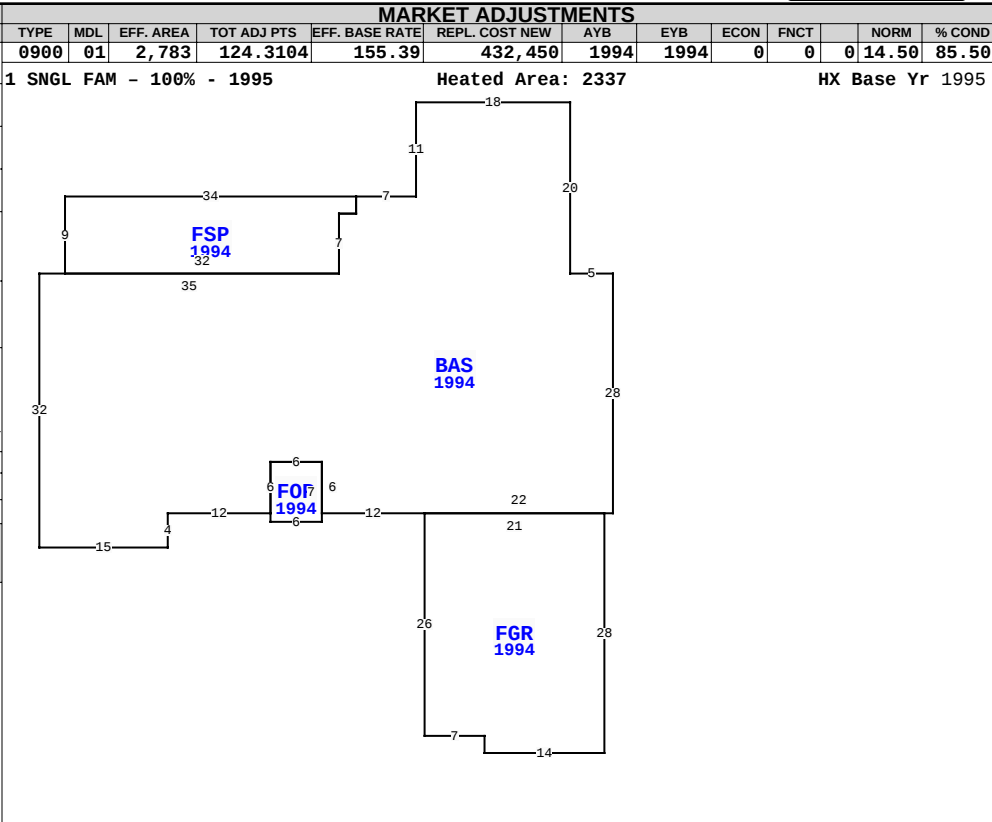
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	310,490
FGR	574	55	316	41,983
FOP	42	30	13	1,727
FSP	292	40	117	15,545

TOTALS	3,245		2,783	369,745
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,200.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	45.00	SF	6.50	
4	0845	KOOL DECK	0 100	0	0	805.00	SF	7.25	
5	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	

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

REVIEW DATE 01/14/2021 BY KBA



2883 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	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0 100	0	0	1,200.00	SF	4.00	4.00	100	1994	1994	3	68	3,264	
3	0810	CONCRETE A	0 100	0	0	45.00	SF	6.50	6.50	100	1994	1994	3	68	199	
4	0845	KOOL DECK	0 100	0	0	805.00	SF	7.25	7.25	100	2000	2000	3	79	4,611	
5	0861	POOL GUNIT	0 100	0	0	525.00	SF	85.00	85.00	100	2000	2000	3	25	11,156	
6	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	

TOTAL OB/XF										22,090						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				369,745	
TOTAL MARKET OB/XF VALUE				22,090	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				641,835	
SOH/AGL Deduction				360,280	
ASSESSED VALUE				281,555	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				231,555	
TOTAL JUST VALUE				641,835	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				556,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906608	SWIM POOL	18,000	11/01/1999
B00920	NEW CONSTR	102,190	04/05/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0721/0001	12/30/1994	WD	Q	I	
GRANTOR: ALMAND AMOS F JR & DO					SALE PRICE 188,600
GRANTEE: HIPPE RANDAL J & MA					
0620/0637	3/01/1991	QC	U	V	01
GRANTOR: ALMAND AMOS F JR					100
GRANTEE: ALMAND AMOS JR & D					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W5 N20 W18 S11 W7 FSP=[YR=1994] W34 S9 E32 N7 E2 N2 \$ S2 W2 S7 W35 S32 E15 N4 E12 FOP=[YR=1994] S1 E6 N7 W6 S6 \$ N6 E6 S6 E12 FGR=[YR=1994] S26 E7 S2 E14 N28 W21 \$ E22 N28 \$.									

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