

LOT 42
IN OR 2369/632
EGANS BLUFF #3 PB 5/243

WRIGHT ANNA MARY LVG TRUST/WRIGHT ANNA MARY TRUSTE
2901 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	2,253	100	2,253	317,118
FGR	519	55	285	40,115
FOP	49	30	15	2,111
FOP	57	30	17	2,393
FOP	73	30	22	3,096
FOP	352	30	106	14,920

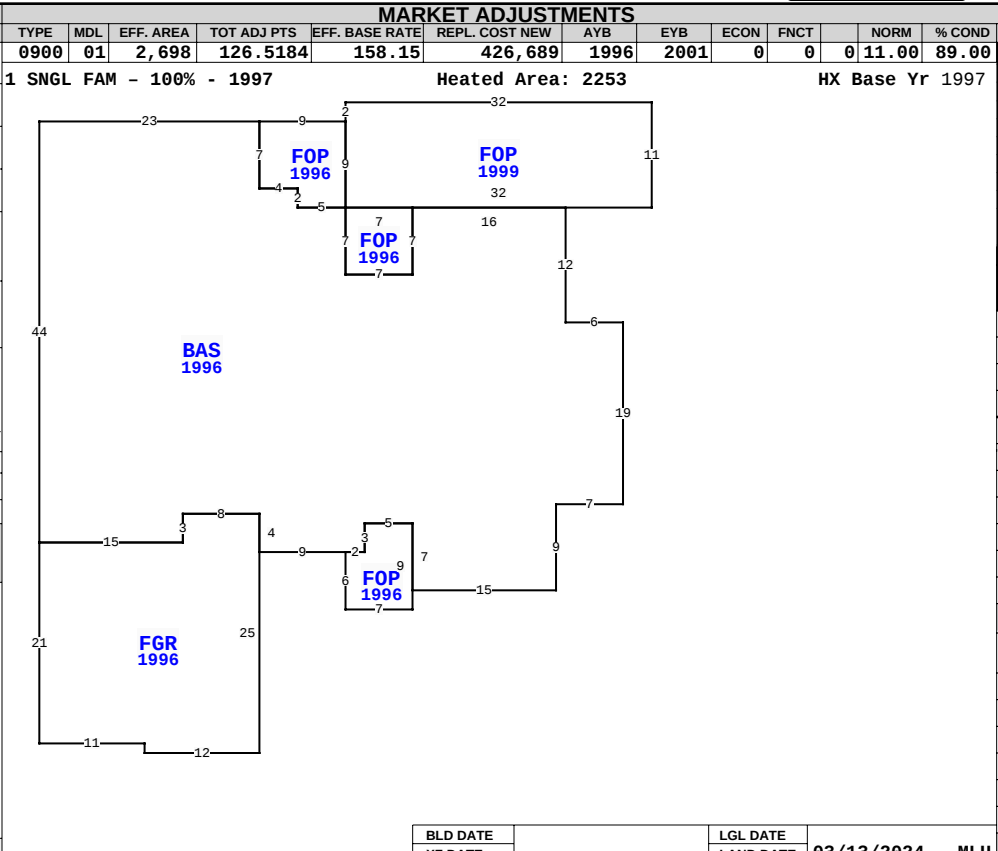
TOTALS	3,303		2,698	379,753
--------	-------	--	-------	---------

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	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	100	0	0	1,417.00	SF	4.00	4.00	100	1996	1996	3	72	4,081	
3	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50	6.50	100	1996	1996	3	72	950	
4	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	1999	1999	3	23	7,898	
5	0910	SCRN RM L	0	100	45	22	990.00	SF	15.00	15.00	100	1999	1999	3	20	2,970	
6	0855	CONC PAVER	0	100	0	0	910.00	SF	7.00	7.00	100	2005	2005	3	86	5,478	
7	0940	SHEDS/PORT	0	100	10	14	140.00	SF	21.30	21.30	100	2010	2010	3	45	1,342	
8	0940	SHEDS/PORT	0	100	10	12	120.00	SF	21.30	21.30	100	2005	2005	3	24	613	

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

N	CODE	CLS	DESCRIPTION	CAP	D
1	000100	C	SFR	100	
REVIEW DATE: 01/10/2024 BY: WBS					



2901 PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	26,097
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		379,753
TOTAL MARKET OB/XF VALUE		26,097
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		655,850
SOH/AGL Deduction		363,128
ASSESSED VALUE		292,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,722
TOTAL JUST VALUE		655,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906106	XFOB	12,312	05/01/1999
B9905971	SWIM POOL	18,000	04/01/1999
B9502243	NEW CONSTR	89,421	09/01/1995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906106	XFOB	12,312	05/01/1999
B9905971	SWIM POOL	18,000	04/01/1999
B9502243	NEW CONSTR	89,421	09/01/1995

GRANTOR: WRIGHT ANNA MARY & LO						
GRANTEE: WRIGHT ANNA MARY LI						
0761/1874	6/04/1996	WD	U	I	07	100
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: WRIGHT ANNA & LORAI						

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

BUILDING DIMENSIONS									
FOP=[YR=1999] W32 S2 FOP=[YR=1996] W9 BAS=[YR=1996] W23 S44 FGR=[YR=1996] S21 E11 S1 E12 N25 W8 S3 W15 \$ E15 N3 E8 S4 E9 FOP=[YR=1996] S6 E7 N9 W5 S3 W2 \$ E2 N3 E5 S7 E15 N9 E7 N19 W6 N12 W16 FOP=[YR=1996] W7 S7 E7 N7 \$ S7 W7 N7 W5 N2 W4 N7 \$ S7 E4 S2 E5 N9 \$ S9 E32 N11 \$.									