LOT 46
EGANS BLUFF #3 PB 5/243

ROSSOW EDWIN J & KIMBERLY A
2925 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

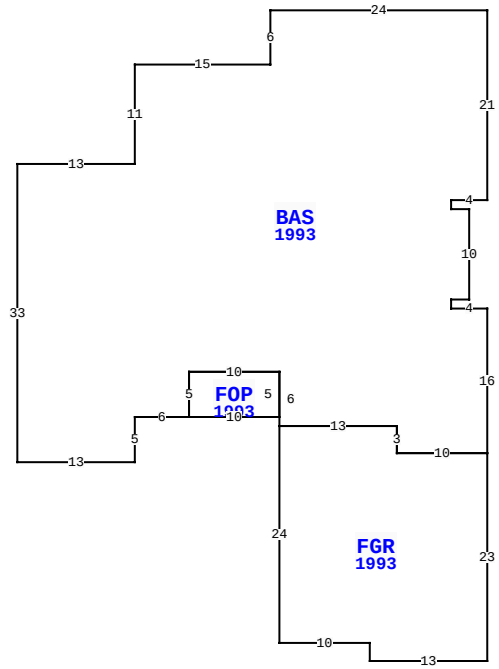
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,069	100	2,069	311,853
FGR	548	55	301	45,368
FOP	50	30	15	2,261
TOTALS	2,667		2,385	359,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,385	127.4637	159.33	380,002	1990	2013	0	0	0	5.40	94.60

1 SNGL FAM – 100% - 2024 Heated Area: 2069 HX Base Yr 2024



2925 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		373,355
TOTAL MARKET OB/XF VALUE		6,693
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		630,048
SOH/AGL Deduction		364,210
ASSESSED VALUE		265,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,838
TOTAL JUST VALUE		630,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24235	REMODEL	12,000	12/01/2010
B9602737	NEW CONSTR	15,096	03/01/1996
6177	NEW CONSTR	75,066	12/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/522	5/30/2023	WD	Q	I	01	862,000
GRANTOR: BAYOT SELWYN F & ANDR						
GRANTEE: ROSSOW EDWIN J & KI						
1983/0663	6/02/2015	WD	Q	I	01	389,900
GRANTOR: WILSON PATRICK A & NA						
GRANTEE: BAYOT SELWYN F & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S6 W15 S11 W13 S33 E13 N5 E6 FOP=[YR=1993] E10 N5 W10 S5 $ N5 E10 S6 FGR=[YR=1993] S24 E10 S2 E13 N23 W10 N3 W13 $ E13 S3 E10 N16 W4 N1 E2 N10 W2 N1 E4 N21 $.

EXTRA FEATURES

LN	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	1,236.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,942	
3	0810	CONCRETE A	0	100	0	0	293.00	SF	6.50	6.50	100	1996	1996	3	72	1,371	

LAND DESCRIPTION

TOTAL OB/XF 6,693

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

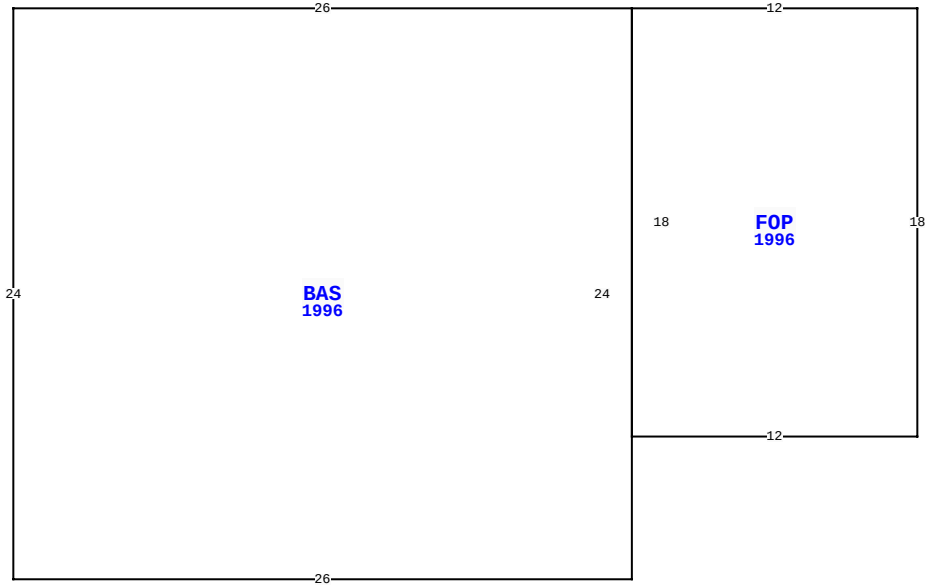
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	624	100	624	12,564
FOP	216	30	65	1,309
TOTALS	840		689	13,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	689	112.8000	39.48	27,202	1996	1996	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2024 Heated Area: 624 HX Base Yr 2024



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GRANTOR: WILSON PATRICK A & NA						
GRANTEE: BAYOT SELWYN F & AN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W12 BAS=[YR=1996] W26 S24 E26 N24 $ S18 E12 N18 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS