

LOT 48
IN OR 1943/1651
EGANS BLUFF #3 PB 5/243

GOODHAND ARTHUR W & LISE T
2953 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0048-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
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
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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	2,206	100	2,206	312,720
FGR	521	55	287	40,685
FOP	48	30	14	1,985
FOP	57	30	17	2,410
FOP	68	30	20	2,835
PTO	80	5	4	567

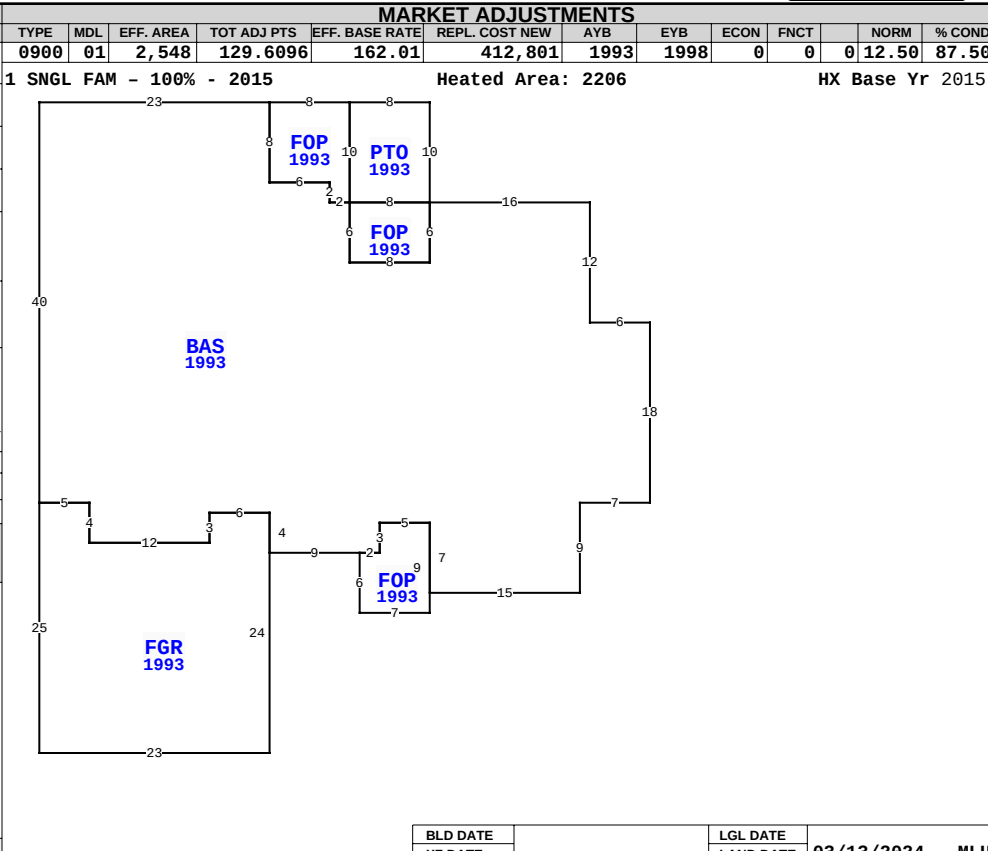
TOTALS	2,980		2,548	361,201
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0 100	0	0	1,385.00	SF	4.00	4.00	100	1993	1993	3	66	3,656	
3	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50	100	1993	1993	3	66	837	
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
5	0861	POOL GUNIT	0 100	0	0	399.00	SF	85.00	85.00	100	1996	1996	3	20	6,783	
6	0845	KOOL DECK	0 100	0	0	675.00	SF	7.25	7.25	100	1996	1996	3	72	3,524	
7	0910	SCRN RM L	0 100	0	0	1,093.00	SF	15.00	15.00	100	1996	1996	3	20	3,279	
8	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
9	0856	POROUS CC	0 100	0	0	475.00	SF	2.50	2.50	100	1996	1996	3	72	855	

LAND DESCRIPTION				
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2953 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF	22,588
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	8
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										361,201	
TOTAL MARKET OB/XF VALUE										22,588	
TOTAL LAND VALUE - MARKET										250,000	
TOTAL MARKET VALUE										633,789	
SOH/AGL Deduction										284,374	
ASSESSED VALUE										349,415	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										299,415	
TOTAL JUST VALUE										633,789	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										547,957	
PERMIT NUM										ISSUED	
B9603221										08/01/1996	
B9603144										07/01/1996	
B9401327										09/01/1994	
00187										05/18/1993	
B9300187										04/01/1993	
SALES DATA											
OFF RECORD Number										SALE PRICE	
1943/1651										388,000	
GRANTOR: FORBES ARTHUR E & CAT											
GRANTEE: GOODHAND ARTHUR W &											
0702/0805										201,900	
GRANTOR: ALMAND AMOS F JR & DO											
GRANTEE: FORBES ARTHUR E & C											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W16 PTO=[YR=1993] N10 W8 FOP=[YR=1993] W8 S8 E6											
S2 E2 FOP=[YR=1993] S6 E8 N6 W8N10\$ S10 E8\$ S6 W8 N6 W2 N2											
W6 N8 W23 S40 FGR=[YR=1993] S25 E23 N24 W6 S3 W12 N4 W5\$ E5											
S4 E12 N3 E6 S4 E9 FOP=[YR=1993] S6 E7 N9 W5 S3 W2\$ E2 N3 E5											
S7 E15 N9 E7 N18 W6 N12\$.											