LOT 57
IN OR 2149/465
EGANS BLUFF #3 PB 5/243

DEMPSEY MICHAEL P & LESLIE E
2893 PARK SQUARE PLACE E
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

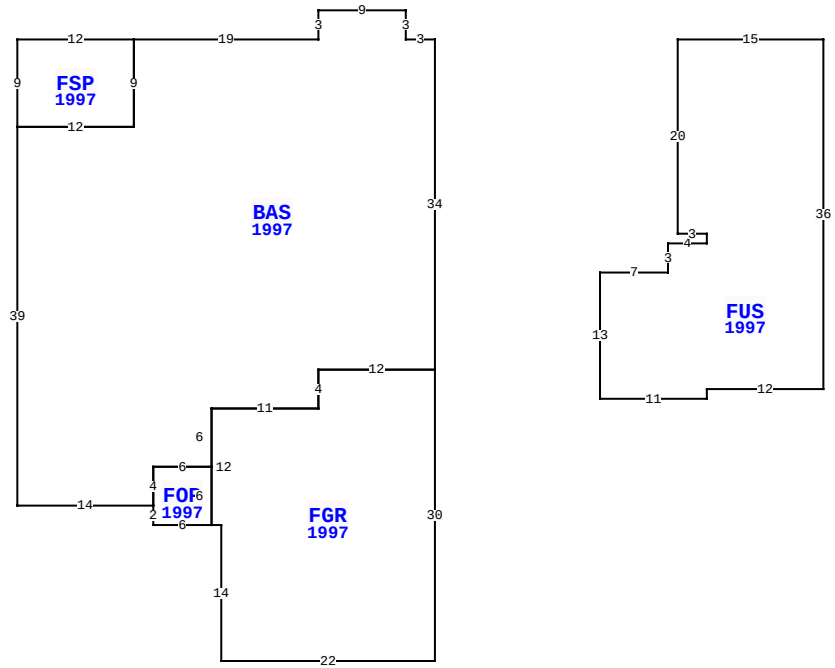
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100	1,681	234,237
FGR	632	55	348	48,492
FOP	36	30	11	1,533
FSP	108	40	43	5,992
FUS	647	100	647	90,156
TOTALS	3,104		2,730	380,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,730	127.4016	159.25	434,752	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2020 Heated Area: 2328 HX Base Yr 2020



2893 E 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		380,408
TOTAL MARKET OB/XF VALUE		70,011
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		700,419
SOH/AGL Deduction		249,735
ASSESSED VALUE		450,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		400,684
TOTAL JUST VALUE		700,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006667	ADDITION	0	09/01/2020
B2005723	SWIM POOL	25,000	07/01/2020
B2001748	REMODEL	500,000	02/25/2020
19012937	DEMOLITION	20,000	12/23/2019
B9603546	NEW CONSTR	91,853	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0465	9/27/2017	WD	Q	I	01	415,000
GRANTOR: BERUBE LAURA P						
GRANTEE: DEMPSEY MICHAEL P &						
2045/0758	5/09/2016	FJ	U	I	11	0
GRANTOR: DRUMMOND AINSLIE HAYD						
GRANTEE: BERUBE LAURA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N3 W9 S3 W19 FSP=[YR=1997] W12 S9 E12 N9$ S9 W12 S39 E14 FOP=[YR=1997] S2 E6 FGR=[YR=1997] E1 S14 E22 N30 W12 S4 W11 S12$ N6 W6 S4$ N4 E6 N6 E11 N4 E12 N34$ PTR= E25 FUS=[YR=1997] E15 S36 W12 S1 W11 N13 E7 N3 E4 N1 W3 N20$ W25$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0855	CONC PAVER	0	100	0	0	1,425.00	SF	10.00	10.00	100	2020	2020	3	99	14,108	
3	0855	CONC PAVER	0	100	0	0	174.00	SF	10.00	10.00	100	2020	2020	3	99	1,723	
4	0855	CONC PAVER	0	100	0	0	1,388.00	SF	10.00	10.00	100	2020	2020	3	99	13,741	
5	0910	SCRN RM L	0	100	0	0	1,050.00	SF	15.00	15.00	100	2020	2020	3	90	14,175	
6	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2020	2020	3	93	24,664	

LAND DESCRIPTION

TOTAL OB/XF 70,011

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 04/23/2021 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS