LOT 58
IN OR 1888/798
EGANS BLUFF #3 PB 5/243

KURTIUS PETER &/RUITER-KURTIUS SANDRA
2881 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

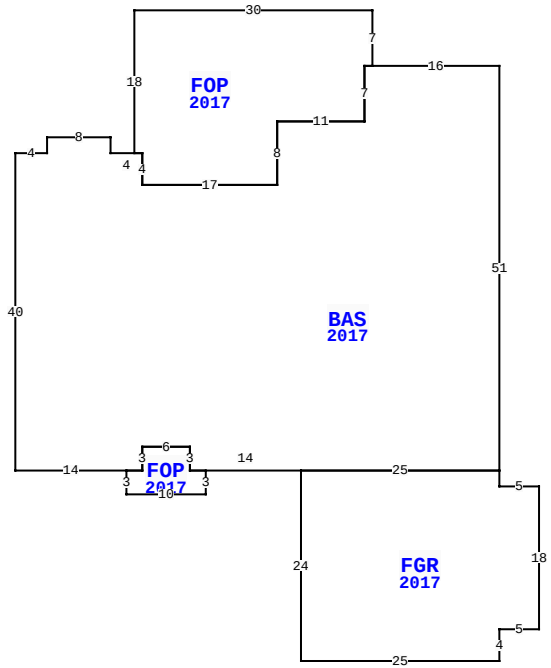
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,601	100	2,601	474,937
FGR	690	55	380	69,387
FOP	48	30	14	2,556
FOP	553	30	166	30,311
TOTALS	3,892		3,161	577,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,161	149.8266	187.28	591,992	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 2601 HX Base Yr 2020



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

2881 E PARK SQUARE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		577,192
TOTAL MARKET OB/XF VALUE		45,216
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		872,408
SOH/AGL Deduction		286,675
ASSESSED VALUE		585,733
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		535,733
TOTAL JUST VALUE		872,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		777,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705633	CO ISSUED	0	06/23/2017
17000778	SWIM POOL	50,907	03/01/2017
B1633195	NEW CONSTR	333,625	10/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1888/0798	10/31/2013	WD	Q	V	02	98,500
GRANTOR: LEAVY PATRICIA						
GRANTEE: KURTIUS PETER & SAN						
1773/1283	11/15/2011	QC	U	V	11	100
GRANTOR: LEAVY DELPHINE						
GRANTEE: LEAVY PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] N7 W30 S18 E1 S4 E17 N8 E11 N7 E1$ W1 S7 W11 S8 W17 N4 W4 N2 W8 S2 W4 S40 E14
FOP=[YR=2017] S3 E10 N3 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E14
FGR=[YR=2017] S24 E25 N4 E5 N18 W5 N2 W25$ E25 N51$.

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	2017	2017	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	903.00	SF	5.20	5.20	100	2017	2017	3	97	4,555	
3	0810	CONCRETE A	0	100	0	0	152.00	SF	6.50	6.50	100	2017	2017	3	97	958	
4	0810	CONCRETE A	0	100	0	0	372.00	SF	6.50	6.50	100	2017	2017	3	97	2,345	
5	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2017	2017	3	84	20,563	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
7	0911	SCRN RM A	0	100	0	0	684.00	SF	17.50	17.50	100	2017	2017	3	78	9,337	
8	0855	CONC PAVER	0	100	0	0	406.00	SF	10.00	10.00	100	2017	2017	3	97	3,938	

LAND DESCRIPTION

TOTAL OB/XF 45,216

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 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS