



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
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

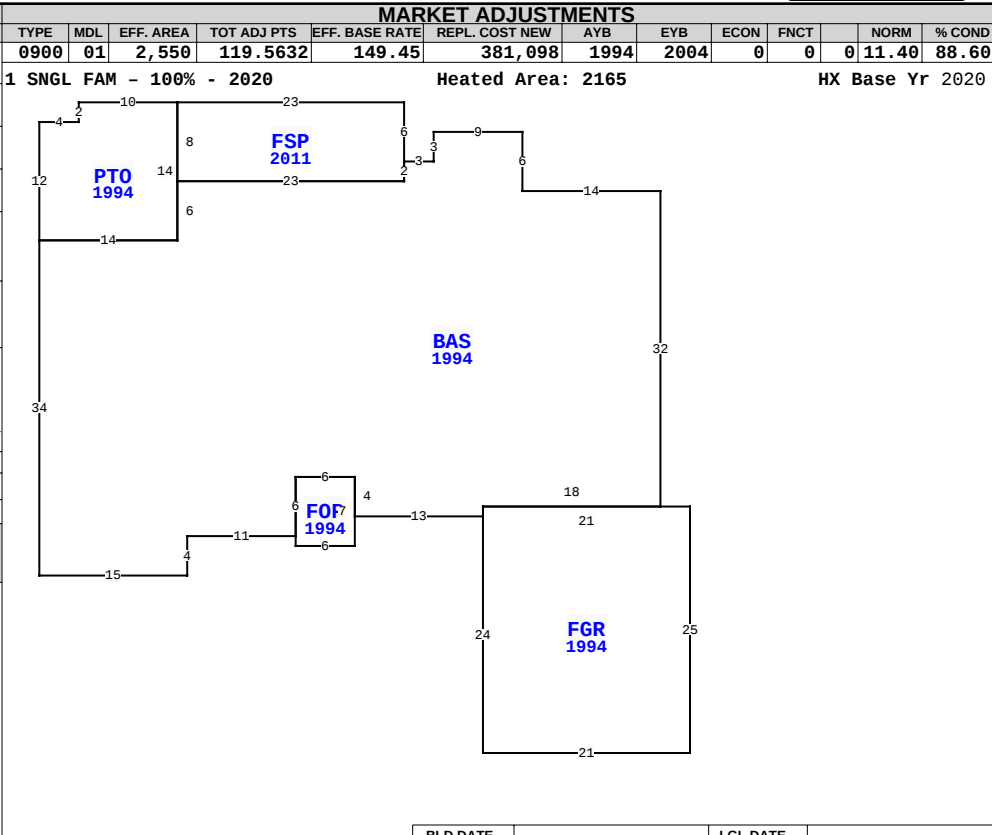
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2,165	286,673
FGR	525	55	289	38,267
FOP	42	30	13	1,721
FSP	184	40	74	9,798
PTO	188	5	9	1,192
TOTALS	3,104		2,550	337,653

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0 100	0	0	1,372.00	SF	4.00	4.00	100	1994	1994	3	68	3,732	
3	0810	CONCRETE A	0 100	0	0	267.00	SF	6.50	6.50	100	1994	1994	3	68	1,180	
4	0855	CONC PAVER	0 100	0	0	642.00	SF	7.00	7.00	100	2000	2000	3	79	3,550	
5	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2020	2020	3	93	37,944	
6	0855	CONC PAVER	0 100	0	0	735.00	SF	10.00	10.00	100	2020	2020	3	99	7,277	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2782 E PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																56,343
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE					337,653
TOTAL MARKET OB/XF VALUE					56,343
TOTAL LAND VALUE - MARKET					250,000
TOTAL MARKET VALUE					643,996
SOH/AGL Deduction					234,885
ASSESSED VALUE					409,111
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					359,111
TOTAL JUST VALUE					643,996
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					560,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003792	SCRNENCL	9,950	06/01/2020
20003813	SWIM POOL	45,000	05/05/2020
B00876	NEW CONSTR	97,867	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2481/0864	7/15/2021	WD U	I	I	11
GRANTOR: PASIEKA DIANE I					
GRANTEE: PASIEKA DIANE I FAM					
2481/0861	7/15/2021	TD U	I	I	11
GRANTOR: PASIEKA JOHN F FAMILY					
GRANTEE: PASIEKA DIANE I					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1994] W14 N6 W9 S3 W3 FSP=[YR=2011] N6 W23		
PTO=[YR=1994] W10 S2 W4 S12 E14 N14\$ S8 E23 N2\$ S2 W23 S6 W14		
S34 E15 N4 E11 FOP=[YR=1994] S1 E6 N7 W6 S6\$ N6 E6 S4 E13		
FGR=[YR=1994] S24 E21 N25 W21 S1\$ N1 E18 N32\$.		