

LOT 73 (EX E'LY 10 FT)
IN OR 1500/892
EGANS BLUFF #3 PB 5/243

JOHNSON KENT A
2850 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

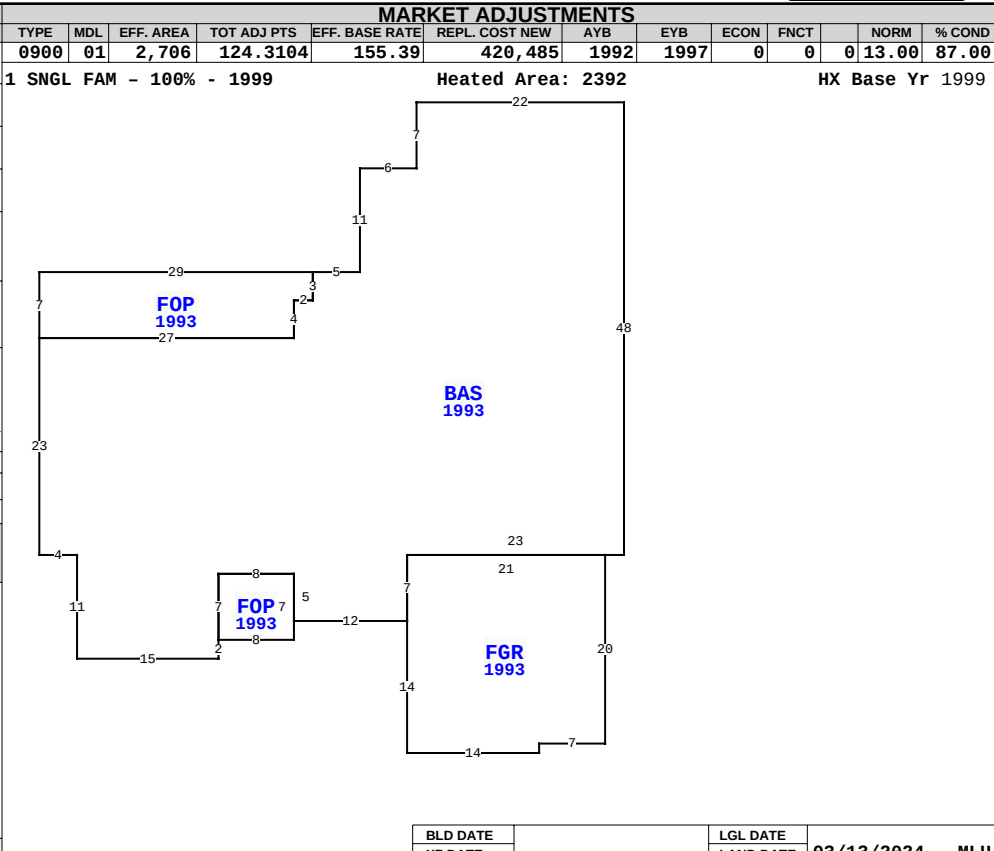
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,392	100	2,392	323,373
FGR	434	55	239	32,310
FOP	56	30	17	2,299
FOP	195	30	58	7,841
TOTALS	3,077		2,706	365,822

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	1992	1992	3	72	2,520
2	0812	CONCRETE C	0	100	0	0		1,391.00	SF 4.00	4.00	100	1992	1992	3	64	3,561
3	0861	POOL GUNIT	0	100	0	0		299.00	SF 85.00	85.00	100	1999	1999	3	23	5,845
4	0845	KOOL DECK	0	100	0	0		780.00	SF 7.25	7.25	100	1999	1999	3	77	4,354
5	0912	SCRN RM G	0	100	0	0		1,023.00	SF 20.00	20.00	100	1999	1999	3	20	4,092
6	0940	SHEDS/PORT	0	100	8	6		48.00	SF 30.00	30.00	100	1998	1998	3	20	288

LAND DESCRIPTION			TOTAL OB/XF 20,660													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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

REVIEW DATE 01/14/2021 BY KBA



2850 PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		365,822	
TOTAL MARKET OB/XF VALUE		20,660	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		636,482	
SOH/AGL Deduction		364,387	
ASSESSED VALUE		272,095	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		222,095	
TOTAL JUST VALUE		636,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		550,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905896	XFOB	5,885	03/01/1999
B9905707	SWIM POOL	12,500	01/01/1999
7843	NEW CONSTR	92,555	02/13/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1500/0892	5/22/2007	QC	U	I	01
GRANTOR: JOHNSON KENT A					
GRANTEE: JOHNSON KEITH W & K					
1387/0811	2/07/2006	QC	U	I	01
GRANTOR: JOHNSON GAIL M					
GRANTEE: JOHNSON KENT A					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W22 S7 W6 S11 W5 FOP=[YR=1993] W29 S7 E27 N4 E2 N3 \$ S3 W2 S4 W27 S23 E4 S11 E15 N2 FOP=[YR=1993] E8 N7 W8 S7 \$ N7 E8 S5 E12 FGR=[YR=1993] S14 E14 N1 E7 N20 W21 S7 \$ N7 E23 N48 \$.															

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