

WILSON TRUST/WILSON ROBERT J TRUSTEE
2870 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

00-00-30-021C-0075-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 3,220 104.3280 156.49 503,898 1991 1998 0 0 12.50 87.50										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2019 Heated Area: 2860 HX Base Yr 2019										BUILDING MARKET VALUE 440,911									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 44,015									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 250,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 734,926									
Interior Floo 04 CARPET 40																				SOH/AGL Deduction 218,282									
Air Condition 13 CENTRAL 100																				ASSESSED VALUE 516,644									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 466,644									
Bathrooms 2 100																				TOTAL JUST VALUE 734,926									
Frame 02 WOOD FRAME 100																				NCON VALUE 28,175									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 620,313									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				230003991 SCRNM RM 1610SF 24,000 03/27/2023									
MAP NUM MKT AREA 02																				E1225364 NEW CONSTR 0 08/01/2012									
NEIGHBORHOOD/LOC 2031.00																				M1217550 H/AC 0 08/01/2012									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B26016 REMODEL 36,231 05/01/2012									
BAS 2,158 100 2,158 295,492																				B9502388 XF0B 0 11/01/1995									
BAS 278 100 278 38,066																				B9592332 SWIM POOL 25,400 10/01/1995									
FGR 448 55 246 33,685																													
FOP 25 30 8 1,096																													
FOP 187 30 56 7,668																													
FST 90 55 50 6,847																													
FUS 424 100 424 58,058																													
TOTALS 3,610 3,220 440,911																													
EXTRA FEATURES										2870 PARK SQUARE PL, FERNANDINA BEACH																			
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										BLD DATE LGL DATE										03/13/2024 MLU									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1991 1991 3 70 2,450																													
2 0812 CONCRETE C 0 100 0 0 1,647.00 SF 4.00 4.00 100 1991 1991 3 62 4,085																													
3 0861 POOL GUNIT 0 100 0 0 304.00 SF 85.00 85.00 100 1995 1995 3 20 5,168																													
5 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 1995 1995 3 20 200																													
6 0845 KOOL DECK 0 100 0 0 654.00 SF 7.25 7.25 100 1995 1995 3 70 3,319																													
7 0810 CONCRETE A 0 100 0 0 36.00 SF 6.50 6.50 100 2012 2012 3 93 218																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2000 2000 3 20 400																													
9 0911 SCRNM RM A 1 100 0 0 1,610.00 SF 17.50 17.50 100 2024 2023 100 28,175																													
LAND DESCRIPTION										TOTAL OB/XF 44,015																			
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 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 12/28/2022 BY TWA										Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000										PRINTED 08/06/2024 BY SYS									