LOTS 3 & 2
IN OR 1434/571 & OR 1437/1523
EGANS BLUFF #3 PB 5/243

OLIVER JAMES F
2974 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0003-0000

BUILDING CHARACTERISTICS

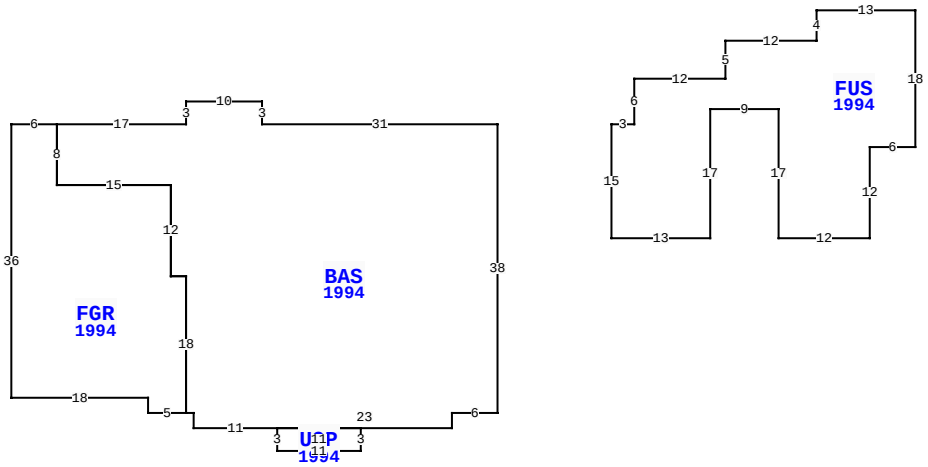
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1994	1,816	249,409
FGR	678	55	1994	373	51,228
FUS	774	100	1994	774	106,301
UOP	33	20	1994	7	962
TOTALS	3,301			2,970	407,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,970	118.9100	156.96	466,171	1994	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 1996 Heated Area: 2590 HX Base Yr 1996



2974 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		407,900
TOTAL MARKET OB/XF VALUE		11,593
TOTAL LAND VALUE - MARKET		584,376
TOTAL MARKET VALUE		1,003,869
SOH/AGL Deduction		575,514
ASSESSED VALUE		428,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		377,633
TOTAL JUST VALUE		1,003,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		931,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01013	NEW CONSTR	116,121	05/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/0571	8/03/2006	QC	Q	I	01	100
GRANTOR: OLIVER JAMES F & CATH						
GRANTEE: OLIVER JAMES F						
0736/1786	8/21/1995	WD	Q	I	01	198,600
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: OLIVER JAMES F & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W31 N3 W10 S3 W17 FGR=[YR=1994] W6 S36 E18 S2 E5 N18 W2 N12 W15 N8$ S8 E15 S12 E2 S18 E1 S2 E11 UOP=[YR=1994] S3 E11 N3 W11$ E23N2 E6 N38 $ PTR= E15 FUS=[YR=1994] E3 N6 E12 N5 E12 N4 E13 S18 W6 S12 W12 N17 W9 S17 W13 N15$ W15$.

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	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	1,466.00	SF	4.00	4.00	100	1994	1994	3	66	3,870	
3	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1994	1994	3	66	772	
4	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1994	1994	3	66	399	
5	0855	CONC PAVER	0	100	0	0	873.00	SF	7.00	7.00	100	2004	2004	3	83	5,072	

LAND DESCRIPTION

TOTAL OB/XF 11,593

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.06	275,000.00	292,187.50	292,188							
2	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.06	275,000.00	292,187.50	292,188							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 584,376 Market: 0 Agricultural: 0 Common: 584,376 PRINTED 07/30/2025 BY SYS