LOT 16
EGANS BLUFF #3 PB 5/243

RUBIN MARGERY E L/E/
2890 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0016-0000

BUILDING CHARACTERISTICS

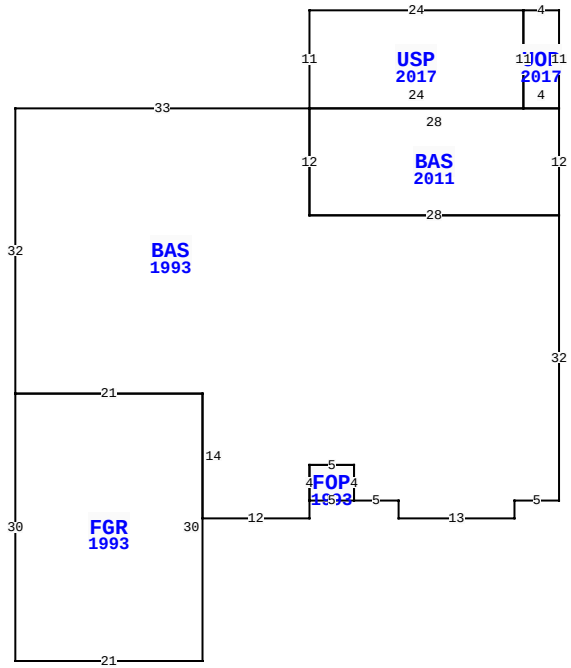
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	1993	2,126	295,980
BAS	336	100	2011	336	46,778
FGR	630	55	1993	346	48,170
FOP	20	30	1993	6	836
UOP	44	20	2017	9	1,253
USP	264	30	2017	79	10,998
TOTALS	3,420			2,902	404,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,902	126.5851	167.09	484,895	1989	1995	0	0	0	16.68	83.32

1 SNGL FAM – 100% - 2021 Heated Area: 2462 HX Base Yr 2021



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

2890 E PARK SQUARE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		404,015
TOTAL MARKET OB/XF VALUE		8,395
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		742,410
SOH/AGL Deduction		204,022
ASSESSED VALUE		538,388
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		482,666
TOTAL JUST VALUE		742,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1710056	SCRN ENCL	7,576	11/14/2017
B1225957	SCRN ENCL	6,508	04/01/2012
E24617	REMODEL	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/0289	10/21/2021	LE	U	I	11	100
GRANTOR: RUBIN MARGERY E						
GRANTEE: HAVEN CHIMP						
2400/1809	10/15/2020	WD	Q	I	01	489,000
GRANTOR: CANERDAY CHARLES S &						
GRANTEE: RUBIN MARGERY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,11] W33 S32 E21 S14 E12 N2 N4 E5 S4 E5 S2 E13 N2 E5 N32 W28 N12 $
FGR=[YR=1993;ORIG=-61,43] S30 E21 N30 W21 $
BAS=[YR=2011;ORIG=0,23] N12 W28 S12 E28 $
USP=[YR=2017;ORIG=-4,0] W24 S11 E24 N11 $
UOP=[YR=2017;ORIG=0,0] W4 S11 E4 N11 $
FOP=[YR=1993;ORIG=-28,55] E5 N4 W5 S4 $
.

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	0812	CONCRETE C	0	100	0	0	1,426.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,109	
2	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	1989	1989	3	20	50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
4	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	2000	2000	3	20	1,008	
5	0855	CONC PAVER	0	100	0	0	369.00	SF	7.00	7.00	100	2012	2012	3	92	2,376	
6	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	2015	2015	3	65	572	

LAND DESCRIPTION

TOTAL OB/XF 8,395

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	1.20	275,000.00	330,000.00	330,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS