LOT 17
EGANS BLUFF #3 PB 5/243

BERNARDING DRINA M
2882 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

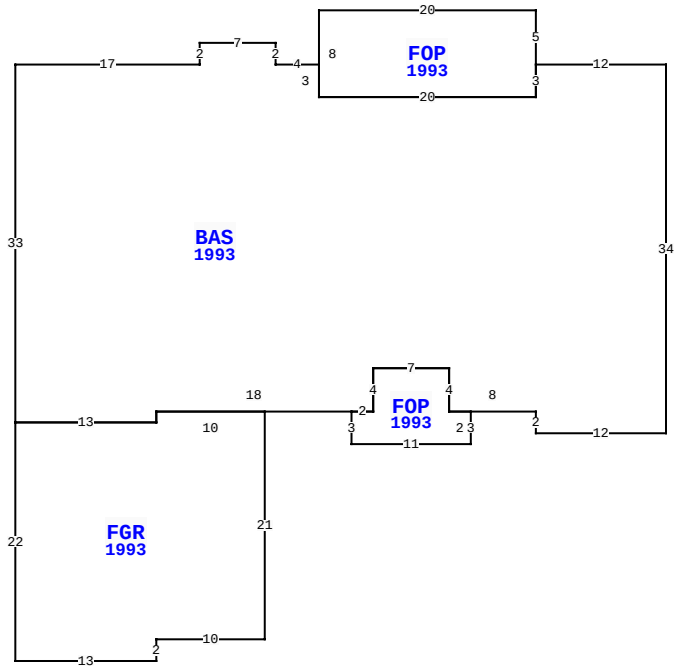
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,883	100	1993	1,883	276,139
FGR	496	55	1993	273	40,035
FOP	61	30	1993	18	2,640
FOP	160	30	1993	48	7,039
TOTALS	2,600			2,222	325,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,222	131.5209	173.61	385,761	1992	1997	0	0	0	15.53	84.47

1 SNGL FAM – 100% - 2021 Heated Area: 1883 HX Base Yr 2021



2882 E PARK SQUARE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		325,852
TOTAL MARKET OB/XF VALUE		23,975
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		679,827
SOH/AGL Deduction		197,730
ASSESSED VALUE		482,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		431,375
TOTAL JUST VALUE		679,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603222	SWIM POOL	14,000	08/01/1996
B9603217	XFOB	6,500	08/01/1996
7964	NEW CONSTR	80,950	03/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2359/1841	5/08/2020	WD	Q	I	01	480,000
GRANTOR: SALEEZ CANDACE J REVO						
GRANTEE: BERNARDING DRINA M						
2197/1706	5/21/2018	QC	U	I	11	100
GRANTOR: SALEEZ CANDACE J						
GRANTEE: SHABEZ CANDACE J RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N5 W20 S8 E20 N3 $ S3 W20 N3 W4 N2 W7 S2 W17 S33 FGR=[YR=1993] S22 E13 N2 E10 N21 W10 S1 W13$ E13 N1 E18 FOP=[YR=1993] S3 E11 N3 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E8 S2 E12 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,635.00	SF	4.00	4.00	100	1992	1992	3	62	4,055	
3	0861	POOL GUNIT	0	100	0	0	383.00	SF	85.00	85.00	100	1996	1996	3	20	6,511	
4	0845	KOOL DECK	0	100	0	0	742.00	SF	7.25	7.25	100	1996	1996	3	70	3,766	
5	0910	SCRN RM L	0	100	0	0	1,147.00	SF	15.00	15.00	100	1996	1996	3	20	3,441	
6	0940	SHEDS/PORT	0	100	13	12	156.00	SF	30.00	30.00	100	1995	1995	3	20	936	
7	0810	CONCRETE A	0	100	0	0	522.00	SF	6.50	6.50	100	2004	2004	3	83	2,816	

LAND DESCRIPTION

TOTAL OB/XF 23,975

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS