LOT 18 IN OR 857/1929
EGANS BLUFF #3 PB 5/243

GRAEWE NORMAN W & MICHAELA P W
2874 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0018-0000

BUILDING CHARACTERISTICS

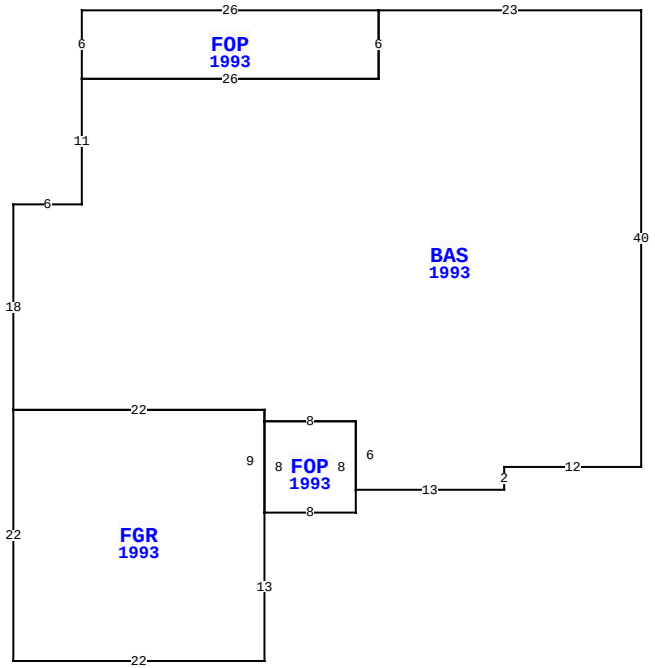
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,826	100	1993	1,826	247,856
FGR	484	55	1993	266	36,106
FOP	64	30	1993	19	2,579
FOP	156	30	1993	47	6,380
TOTALS	2,530			2,158	292,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,158	124.6462	164.53	355,056	1989	1989	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 1999 Heated Area: 1826 HX Base Yr 1999



2874 E PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		292,921
TOTAL MARKET OB/XF VALUE		5,077
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		627,998
SOH/AGL Deduction		411,620
ASSESSED VALUE		216,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,656
TOTAL JUST VALUE		627,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6190	NEW CONSTR	2,900	09/11/1989
6123	NEW CONSTR	3,350	08/07/1989
6099	TEMP POLE	0	07/31/1989
3605	NEW CONSTR	4,000	07/31/1989
5880	NEW CONSTR	66,433	07/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/1929	12/07/1998	WD	Q	I		185,000
GRANTOR: BEERS WILLAIM D & SUS						
GRANTEE: GRAEWE NORMAN W & M						
0773/1205	10/10/1996	WD	Q	I		159,800
GRANTOR: STRICKLAND EDWARD W &						
GRANTEE: BEERS WILLIAM D & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 FOP=[YR=1993] W26 S6 E26 N6$ S6 W26 S11 W6 S18 FGR=[YR=1993] S22 E22 N13FOP=[YR=1993] E8 N8 W8 S8 $ N9 W22$ E22 S1 E8 S6 E13 N2 E12 N40$.

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	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	785.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,225	
3	1242	WD DECK A	0	100	0	0	306.00	SF	10.00	10.00	100	2000	2000	3	20	612	

LAND DESCRIPTION

TOTAL OB/XF 5,077

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