

LOT 19
IN OR 2227/473
EGANS BLUFF #3 PB 5/243

LEISECA REMBERTO J
2866 PARK SQUARE PL E
FERNANDINA BEACH, FL 32043

2025

00-00-30-021C-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	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

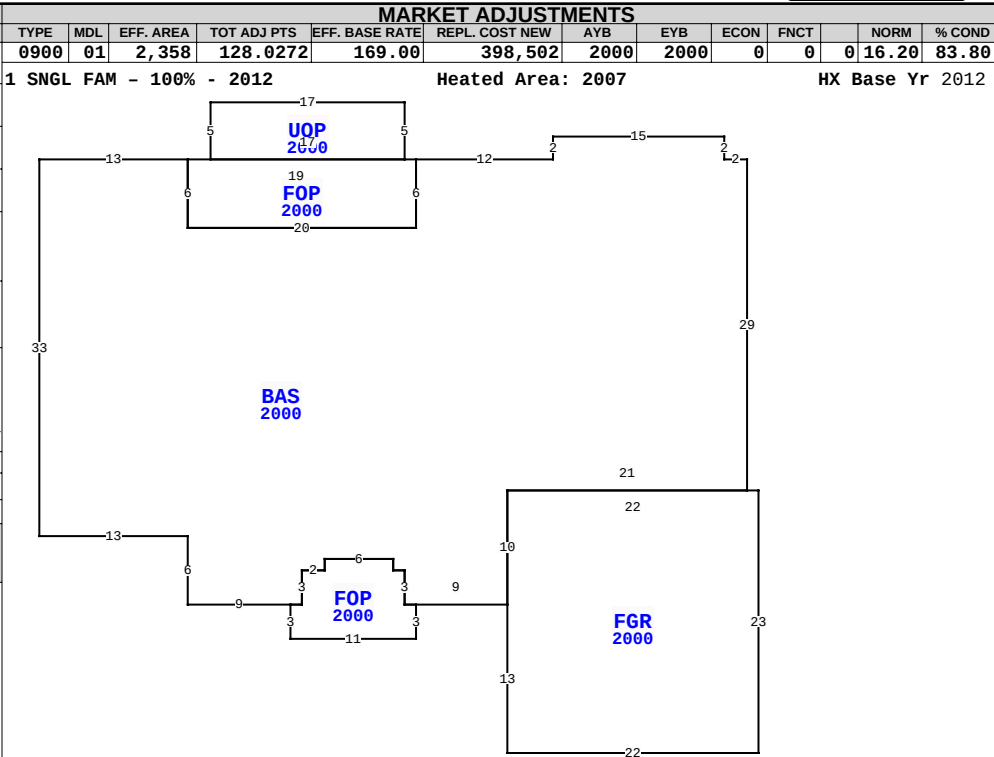
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2000	2,007	284,235
FGR	506	55	2000	278	39,371
FOP	66	30	2000	20	2,832
FOP	120	30	2000	36	5,098
UOP	85	20	2000	17	2,408

TOTALS	2,784			2,358	333,945
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,241.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50



2866 E PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,241.00	SF	4.00	4.00	100	2000	2000	3	77	3,822	
3	0810	CONCRETE A	0	100	0	0	161.00	SF	6.50	6.50	100	2000	2000	3	77	806	

LAND DESCRIPTION										TOTAL OB/XF										7,533	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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	3				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE					333,945
TOTAL MARKET OB/XF VALUE					7,533
TOTAL LAND VALUE - MARKET					330,000
TOTAL MARKET VALUE					671,478
SOH/AGL Deduction					397,765
ASSESSED VALUE					273,713
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					222,991
TOTAL JUST VALUE					671,478
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					626,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006831	NEW CONSTR	110,000	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/0473	9/28/2018	QC	U	I	11	100
GRANTOR: LEISECA CYNTHIA B						
GRANTEE: LEISECA REMBERTO J						
1748/1780	7/21/2011	WD	Q	I	01	263,500
GRANTOR: BENNER RAYMOND D & AL						
GRANTEE: LEISECA REMBERTO J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W2 N2 W15 S2 W12 FOP=[YR=2000] W1									
UOP=[YR=2000] N5 W17 S5 E17 \$ W19 S6 E20 N6 \$ S6 W20 N6 W13									
S33 E13 S6 E9 FOP=[YR=2000] S3 E11 N3 W1 N3 W1 N1 W6 S1 W2									
S3 W1 \$ E1 N3 E2 N1 E6 S1 E1 S3 E9 FGR=[YR=2000] S13 E22 N23									
W22 S10 \$ N10 E21 N29 \$.									