

LOT 23 & S2 FT OF LOT 24
IN OR 2485/1512
EGANS BLUFF #3 PB 5/243

WARREN JAMES A III & INGA
2814 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

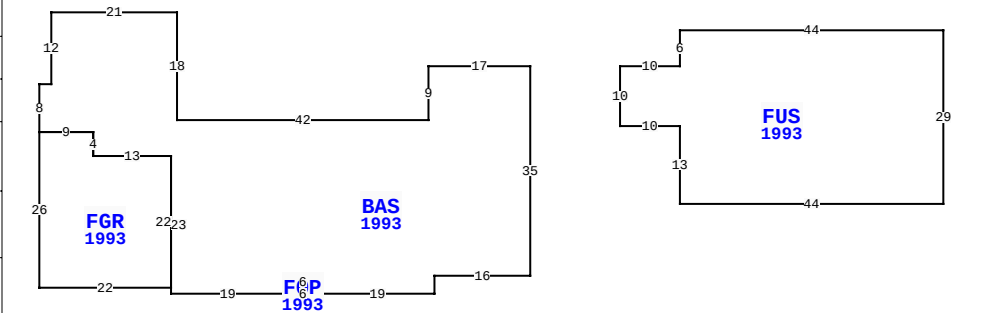
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	1993	2,319	274,933
FGR	520	55	1993	286	33,907
FOP	12	30	1993	4	474
FUS	1,376	100	1993	1,376	163,134
TOTALS	4,227			3,985	472,448

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0	100	0	1,186.00	SF	4.00	
3	0845	KOOL DECK	0	100	0	1,302.00	SF	7.25	
4	0861	POOL GUNIT	0	100	32	512.00	SF	85.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,985	114.7815	151.51	603,767	1990	1995	0	0	0	21.75	78.25
1 SNGL FAM - 100% - 2022 Heated Area: 3695 HX Base Yr 2022												



BLD DATE	LGL DATE	MLU
04/28/2025	04/28/2025	MLU
2814 E PARK SQUARE PL, FERNANDINA BEACH		

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0812	CONCRETE C	0	100	0	1,186.00	SF	4.00	4.00	100	1990	1990	3	57	2,704	
3	0845	KOOL DECK	0	100	0	1,302.00	SF	7.25	7.25	100	1990	1990	3	57	5,381	
4	0861	POOL GUNIT	0	100	32	512.00	SF	85.00	85.00	100	1990	1990	3	20	8,704	

TOTAL OB/XF													18,109		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	275,000.00	330,000.00	330,000.00				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE		472,448			
TOTAL MARKET OB/XF VALUE		18,109			
TOTAL LAND VALUE - MARKET		330,000			
TOTAL MARKET VALUE		820,557			
SOH/AGL Deduction		217,046			
ASSESSED VALUE		603,511			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		552,789			
TOTAL JUST VALUE		820,557			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		770,201			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313308	ROOF	17,866	01/01/2013
6556	SWIM POOL	11,500	06/25/1990
6334	NEW CONSTR	126,424	03/07/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/1512	7/29/2021	WD	Q	I	01	770,000
GRANTOR: PARKER SARA B SPECIAL						
GRANTEE: WARREN JAMES A III						
2485/1510	7/29/2021	WD	U	I	11	100
GRANTOR: BENZEL JAMES JR P/R 0						
GRANTEE: PARKER SARA B SPECI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 S9 W42 N18 W21 S12 W2S8 FGR=[YR=1993] S26 E22 N22 W13 N4 W9 \$ E9 S4 E13 S23 E19 FOP=[YR=1993] E6 N2 W6 S2 \$ N2 E6 S2 E19 N3 E16 N35 \$ PTR= E15 FUS=[YR=1993] E10 N6 E44 S29 W44 N13 W10 N10 \$ W15 \$.									