LOT 26
EGANS BLUFF #3 PB 5/243

BRUNNER KIRK & PRISCILLA
2799 PARK SQUARE E
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

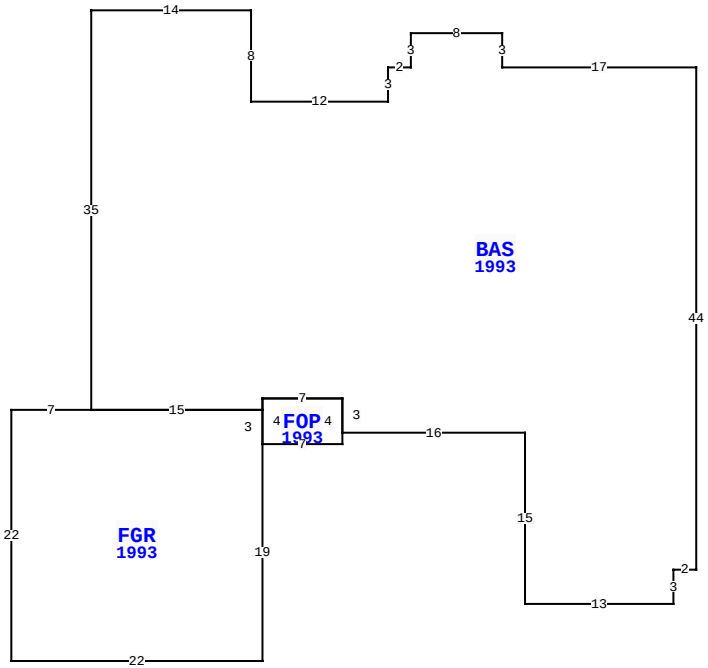
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,922	100	1993	1,922	266,421
FGR	484	55	1993	266	36,872
FOP	28	30	1993	8	1,109
TOTALS	2,434			2,196	304,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,196	124.6462	164.53	361,308	1991	1996	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2024 Heated Area: 1922 HX Base Yr 2024



2799 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		304,402
TOTAL MARKET OB/XF VALUE		8,388
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		642,790
SOH/AGL Deduction		211,826
ASSESSED VALUE		430,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		380,242
TOTAL JUST VALUE		642,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326379	REMODEL	0	07/01/2013
B1327386	REPAIR/RRF	25,000	06/01/2013
B22587	XFOB	30,000	06/01/2009
7018	NEW CONSTR	74,716	02/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1470	1/13/2023	WD	Q	I	01	725,000
GRANTOR: DICKSON JOHN R V & NA						
GRANTEE: BRUNNER KIRK & PRIS						
2311/1750	10/04/2019	TD	U	I	11	100
GRANTOR: NANCY O.M. DICKSON 20						
GRANTEE: DICKSON JOHN R.V. &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N3 W8 S3 W2 S3W12 N8 W14 S35 FGR=[YR=1993] W7 S22 E22 N19 FOP=[YR=1993] E7 N4 W7 S4$ N3 W15$ E15 N1 E7 S3 E16 S15 E13 N3 E2 N44$.

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	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,448.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,446	
3	0810	CONCRETE A	0	100	55	3	165.00	SF	6.50	6.50	100	1991	1991	3	59.5	638	
4	0855	CONC PAVER	0	100	21	17	357.00	SF	7.00	7.00	100	2000	2000	3	77	1,924	

LAND DESCRIPTION

TOTAL OB/XF 8,388

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 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS