LOT 32
EGANS BLUFF #3 PB 5/243

GLEASON LISA L/E/
2805 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0032-0000

BUILDING CHARACTERISTICS

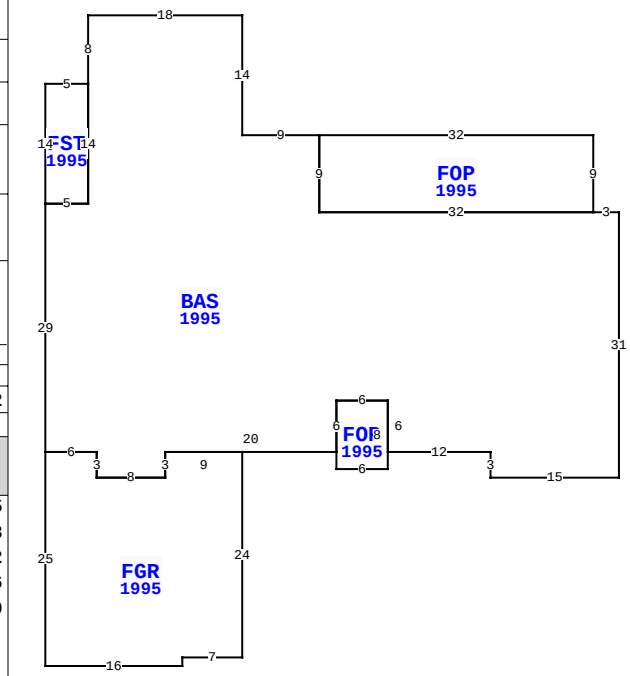
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,409	100	1995	2,409	353,115
FGR	544	55	1995	299	43,828
FOP	48	30	1995	14	2,052
FOP	288	30	1995	86	12,606
FST	70	55	1995	38	5,570
TOTALS	3,359			2,846	417,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,846	126.1872	166.57	474,058	1995	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 2409 HX Base Yr 2021



2805 PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		417,171
TOTAL MARKET OB/XF VALUE		29,002
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		721,173
SOH/AGL Deduction		236,376
ASSESSED VALUE		484,797
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		424,075
TOTAL JUST VALUE		721,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413092	XFOB	9,102	06/01/2004
B9502043	NEW CONSTR	97,963	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1913	2/07/2024	LE	U	I	11	100
GRANTOR: GLEASON LISA						
GRANTEE: GLEASON GAVIN MARK						
2416/0511	12/11/2020	WD	Q	I	01	585,000
GRANTOR: HUTSELL S DEAN & ELAI						
GRANTEE: GLEASON MARK & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W3 FOP=[YR=1995] N9 W32 S9 E32 $ W32 N9 W9 N14 W18 S8 FST=[YR=1995] W5 S14 E5 N14 $ S14 W5 S29 FGR=[YR=1995] S25 E16 N1 E7 N24 W9 S3 W8 N3 W6 $ E6 S3 E8 N3 E20 FOP=[YR=1995] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 S3 E15 N31 $.

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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,360.00	SF	4.00	4.00	100	1995	1995	3	68	3,699	
3	0810	CONCRETE A	0	100	0	0	211.00	SF	6.50	6.50	100	1995	1995	3	68	933	
4	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	1995	1995	3	68	80	
5	0861	POOL GUNIT	0	100	0	0	361.00	SF	85.00	85.00	100	2004	2004	3	32	9,819	
6	0845	KOOL DECK	0	100	0	0	652.00	SF	7.25	7.25	100	2004	2004	3	83	3,923	
7	0910	SCRN RM L	0	100	0	0	974.00	SF	15.00	15.00	100	2004	2004	3	21	3,068	
8	0810	CONCRETE A	0	100	0	0	419.00	SF	6.50	6.50	100	2004	2004	3	83	2,261	
9	0471	VINYL FNC	0	100	0	0	154.00	LF	32.00	32.00	100	2000	2000	3	48	2,365	
10	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	2004	2004	3	83	194	

TOTAL OB/XF 29,002

LAND DESCRIPTION

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	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS