

LOT 33
IN OR 1883/1058
EGANS BLUFF #3 PB 5/243

RIBAUDO FRANK W & MARGARET R
2817 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0033-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
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
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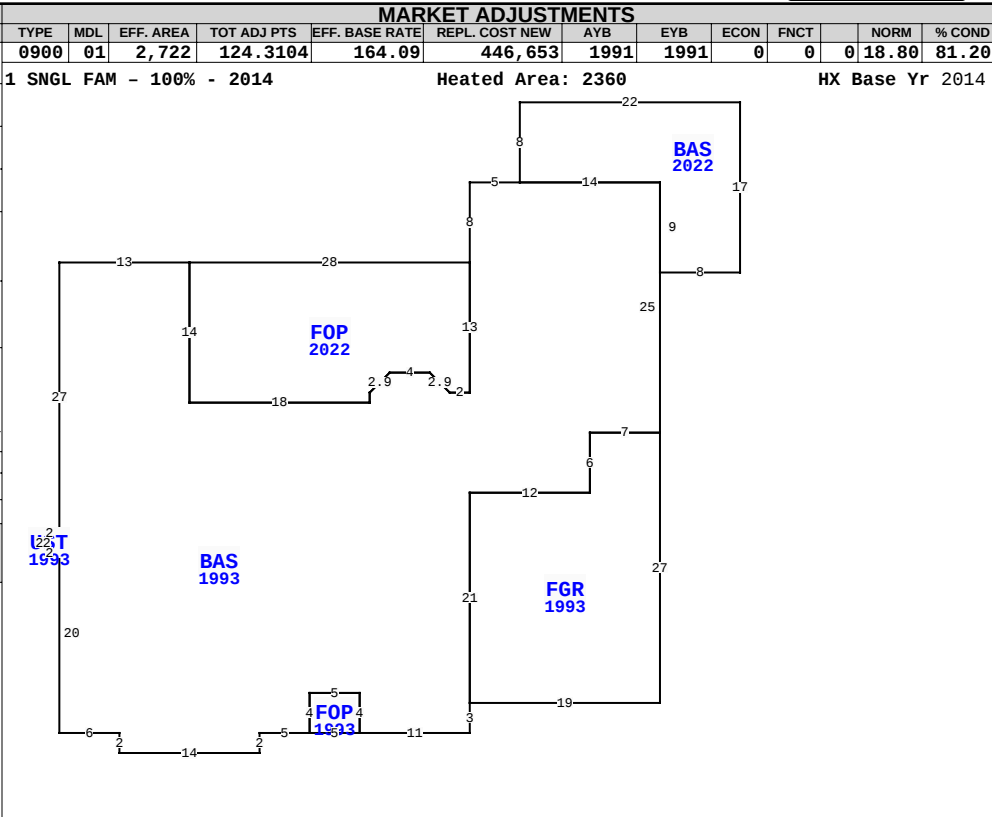
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	1993	2,112	281,405
BAS	248	100	2022	248	33,044
FGR	441	55	1993	243	32,378
FOP	20	30	1993	6	800
FOP	370	30	2022	111	14,790
UST	4	45	1993	2	266

TOTALS	3,195			2,722	362,682
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,138.00	SF 4.00	4.00
3	0911	SCRN RM A	0	100	0	0	1,018.00	SF 17.50	17.50
4	0866	POOL FIBER	0	100	0	0	297.00	SF 72.00	72.00
5	0810	CONCRETE A	0	100	0	0	761.00	SF 6.50	6.50

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



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

TOTAL OB/XF									
48,820									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		362,682	
TOTAL MARKET OB/XF VALUE		48,820	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		686,502	
SOH/AGL Deduction		286,671	
ASSESSED VALUE		399,831	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		349,109	
TOTAL JUST VALUE		686,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012171	ADDITION	0	12/08/2021
20214095	SWIM POOL	0	05/01/2021
B9502072	REMODEL	2,000	07/01/1995
7006	NEW CONSTR	76,460	02/18/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1883/1058	10/03/2013	SW	Q	I	02
SALE PRICE					
275,000					
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: RIBAUDO FRANK W & M					
1833/0137	10/19/2012	WD	U	I	12
329,200					
GRANTOR: WANG HSIU CHENG & CHE					
GRANTEE: FEDERAL NATIONAL MO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W22 S8 BAS=[YR=1993] W5 S8 FOP=[YR=2022] W28 S14 E18 N1 U2 R2 E4 D2 R2 E2 N13\$ S13 W2 U2 L2 W4 D2 L2 S1 W18 N14 W13 S27 UST=[YR=1993] W2S2E2N2\$S20 E6 S2 E14 N2 E5 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E11 N3 FGR=[YR=1993] E19 N27 W7 S6 W12 S21\$N21 E12 N6 E7 N25 W14\$ E14 S9 E8 N17\$.									