LOT 34
IN OR 805/689
EGANS BLUFF #3 PB 5/243

LEAVY PATRICIA G &/STEELE JOHN H III
2829 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0034-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	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

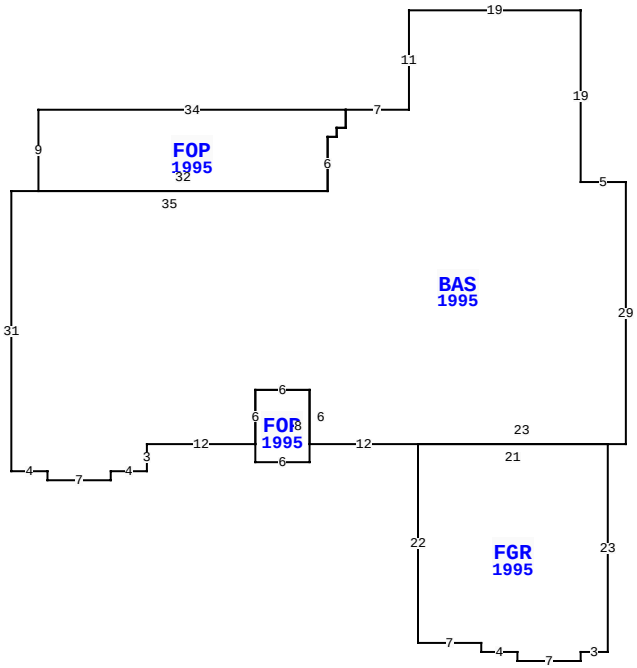
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,381	100	1995	2,381	334,047
FGR	483	55	1995	266	37,319
FOP	48	30	1995	14	1,964
FOP	293	30	1995	88	12,346
TOTALS	3,205			2,749	385,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,749	124.3104	164.09	451,083	1995	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 1998 Heated Area: 2381 HX Base Yr 1998



2829 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		385,676
TOTAL MARKET OB/XF VALUE		6,631
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		667,307
SOH/AGL Deduction		402,847
ASSESSED VALUE		264,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,738
TOTAL JUST VALUE		667,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501572	NEW CONSTR	88,459	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0805/0689	9/04/1997	WD	Q	I		218,900
GRANTOR: STAFFORD MARK D & TER						
GRANTEE: LEAVY PATRICIA G &						
0735/1054	8/02/1995	WD	Q	I		205,900
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: STAFFORD MARK D & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W5 N19 W19 S11 W7 FOP=[YR=1995] W34 S9 E32 N6 E1 N1 E1 N2 $ S2 W1 S1 W1 S6 W35 S31 E4 S1 E7 N1 E4 N3 E12 FOP=[YR=1995] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 FGR=[YR=1995] S22 E7 S1 E4 S1 E7 N1 E3 N23 W21 $ E23 N29 $.

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	1,460.00	SF	4.00	4.00	100	1995	1995	3	68	3,971	

LAND DESCRIPTION

TOTAL OB/XF 6,631

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