LOT 35
IN OR 2132/393
EGANS BLUFF #3 PB 5/243

HOEHN KATHERINE DUDLEY
2833 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

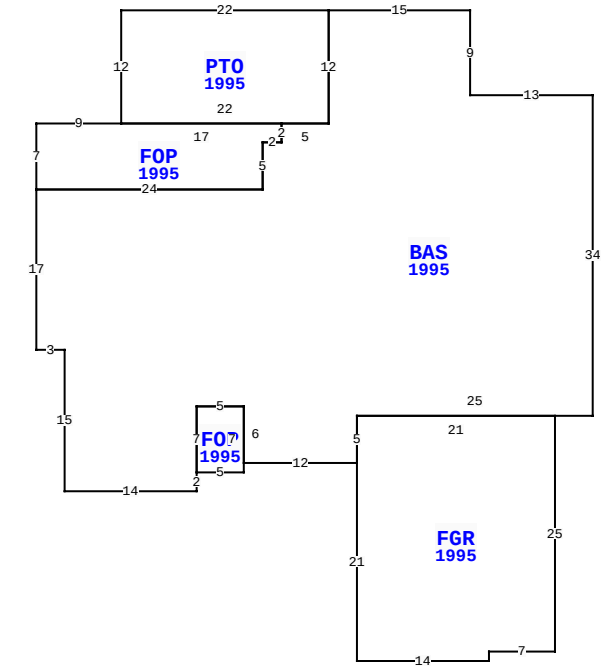
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,022	100	1995	2,022	295,409
FGR	539	55	1995	296	43,245
FOP	35	30	1995	10	1,461
FOP	172	30	1995	52	7,597
PTO	264	5	1995	13	1,899
TOTALS	3,032			2,393	349,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,393	125.7732	166.02	397,286	1995	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2018 Heated Area: 2022 HX Base Yr 2018



2833 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		349,612
TOTAL MARKET OB/XF VALUE		6,510
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		631,122
SOH/AGL Deduction		267,820
ASSESSED VALUE		363,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,580
TOTAL JUST VALUE		631,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501898	ADDITION	2,278	05/01/1995
B9501573	NEW CONSTR	80,914	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/0393	6/30/2017	WD	Q	I	02	388,000
GRANTOR: TOWEY MARJORIE R						
GRANTEE: HOEHN KATHERINE DUD						
0736/1757	8/18/1995	QC	Q	I	06	72,200
GRANTOR: TOWEY JOHN B						
GRANTEE: TOWEY MARJORIE R						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,040.00	SF	4.00	4.00	100	1995	1995	3	68	2,829	
2	0810	CONCRETE A	0	100	0	0	22.00	SF	6.50	6.50	100	1995	1995	3	68	97	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
4	0911	SCRN RM A	0	100	0	0	264.00	SF	17.50	17.50	100	1995	1995	3	20	924	

BUILDING DIMENSIONS

BAS=[YR=1995] W13 N9 W15 PTO=[YR=1995] W22 S12 FOP=[YR=1995] W9 S7 E24 N5 E2 N2 W17 $ E22 N12 $ S12 W5 S2 W2 S5 W24 S17 E3 S15 E14 N2 FOP=[YR=1995] E5 N7 W5 S7 $ N7 E5 S6 E12 FGR=[YR=1995] S21 E14 N1 E7 N25 W21 S5 $ N5 E25 N34 $.

LAND DESCRIPTION

TOTAL OB/XF 6,510

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