LOT 36
IN OR 674 PG 1523
EGANS BLUFF #3 PB 5/243

HOLLEY JERRY C
2847 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-021C-0036-0000**

## BUILDING CHARACTERISTICS

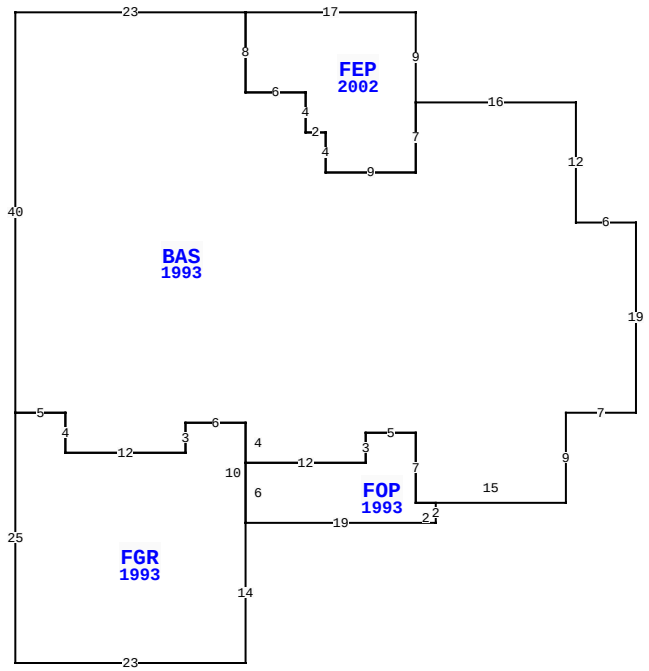
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,253 | 100 | 1993 | 2,253 | 325,339 |
| FEP | 216 | 80 | 2002 | 173 | 24,982 |
| FGR | 521 | 55 | 1993 | 287 | 41,443 |
| FOP | 121 | 30 | 1993 | 36 | 5,198 |
| TOTALS | 3,111 | | | 2,749 | 396,963 |

## 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 | 125.7456 | 165.98 | 456,279 | 1993 | 1998 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SNGL FAM – 100% - 1994 Heated Area: 2253 HX Base Yr 1994




2847 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 | | 396,963 |
| TOTAL MARKET OB/XF VALUE | | 7,492 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 679,455 |
| SOH/AGL Deduction | | 420,996 |
| ASSESSED VALUE | | 258,459 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 202,737 |
| TOTAL JUST VALUE | | 679,455 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 635,768 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0209305 | ADDITION | 14,500 | 02/01/2002 |
| 8344 | NEW CONSTR | 101,982 | 08/26/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0674/1523 | 2/03/1993 | WD | Q | I | | 167,400 |
| GRANTOR: ALMAND AMOS JR & D J | | | | | | |
| GRANTEE: HOLLEY JERRY & M G | | | | | | |
| 0620/0637 | 3/01/1991 | QC | Q | I | 01 | 100 |
| GRANTOR: ALMAND AMOS F JR | | | | | | |
| GRANTEE: ALMAND AMOS JR & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 N12 W16 FEP=[YR=2002] N9 W17 S8 E6 S4 E2 S4 E9 N7 $ S7 W9 N4 W2 N4 W6 N8 W23 S40 FGR=[YR=1993] S25 E23 N14 FOP=[YR=1993] E19 N2 W2 N7 W5 S3 W12 S6 $ N10 W6 S3 W12 N4 W5 $ E5 S4 E12 N3 E6 S4 E12 N3 E5 S7 E15 N9 E7 N19 $ .

## 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 | 1,444.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 64 | 3,697 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 198.00 | SF | 7.00 | 7.00 | 100 | 2012 | 2012 | 3 | 92 | 1,275 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 72 | 2,520 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,492

| 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