

LOT 37
IN OR 2222/1184
EGANS BLUFF #3 PB 5/243

GRIMAUDO FRANK M & LISA B L/E/
2855 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 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		2 100
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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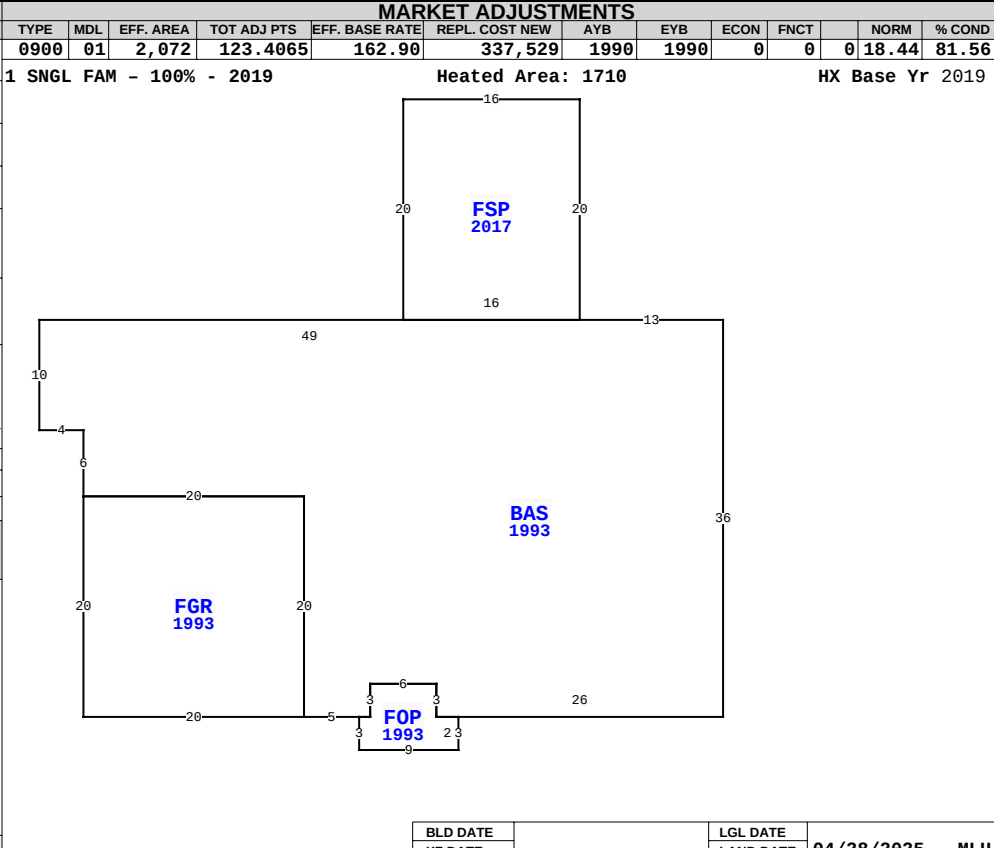
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1993	1,710	227,193
FGR	400	55	1993	220	29,229
FOP	45	30	1993	14	1,860
FSP	320	40	2017	128	17,006
TOTALS	2,475			2,072	275,289

EXTRA FEATURES

L N	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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,574.00	SF	4.00	4.00	100	1990	1990	3	57	3,589	
3	0858	SCULP CONC	0	100	0	0	218.00	SF	13.00	13.00	100	2017	2017	3	99	2,806	
4	0754	FOP	0	100	8	11	88.00	SF	15.00	15.00	100	2017	2017	3	74	977	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	



2855 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 9,682

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	2

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		275,289
TOTAL MARKET OB/XF VALUE		9,682
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		559,971
SOH/AGL Deduction		237,946
ASSESSED VALUE		322,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,303
TOTAL JUST VALUE		559,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703246	FSP	57,000	05/01/2017
6115	NEW CONSTR	68,649	11/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/1184	9/06/2018	LE	U	I	11	0

GRANTOR: GRIMAUDO FRANK M & LI
GRANTEE: GRIMAUDO FRANK M &
2034/0081 3/08/2016 WD Q I 01 325,000
GRANTOR: SMITH PHILIP A & JENN
GRANTEE: GRIMAUDO FRANK M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=2017] N20 W16 S20 E16 \$ W49 S10 E4
S6 FGR=[YR=1993] S20 E20 N20 W20 \$ E20 S20 E5 FOP=[YR=1993]
S3 E9 N3 W2 N3 W6 S3 W1 \$ E1 N3 E6 S3 E26 N36 \$.