LOT 38
EGANS BLUFF #3 PB 5/243

MOSER FAMILY TRUST/MOSER WALTER J TRUSTEE
2869 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0038-0000

BUILDING CHARACTERISTICS

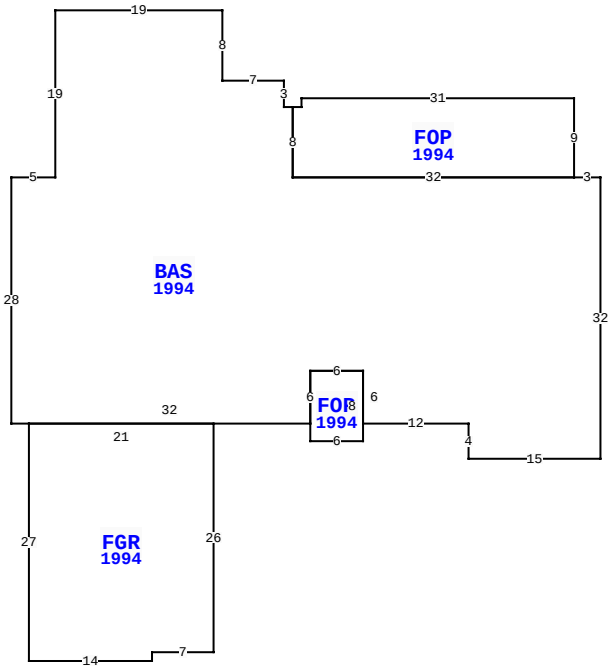
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,346	100	1994	2,346	336,836
FGR	560	55	1994	308	44,223
FOP	48	30	1994	14	2,010
FOP	287	30	1994	86	12,348
TOTALS	3,241			2,754	395,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,754	124.3104	164.09	451,904	1994	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2015 Heated Area: 2346 HX Base Yr 2015



2869 PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		395,416
TOTAL MARKET OB/XF VALUE		26,206
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		696,622
SOH/AGL Deduction		322,005
ASSESSED VALUE		374,617
TOTAL EXEMPTION VALUE	HX HB VP	342,228
BASE TAXABLE VALUE		32,389
TOTAL JUST VALUE		696,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24479	XFOB	24,022	03/01/2011
B9401276	SWIM POOL	13,000	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/0945	11/20/2020	WD	U	I	11	100
GRANTOR: MOSER WALTER J & DORO						
GRANTEE: MOSER FAMILY TRUST						
1704/1951	10/15/2010	WD	U	I	38	310,000
GRANTOR: MCAVOY MICHAEL C & JE						
GRANTEE: MOSER WALTER J & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 FOP=[YR=1994] N9 W31 S1 W1 S8 E32$ W32 N8 W1 N3 W7 N8 W19 S19 W5 S28 E2 FGR=[YR=1994] S27 E14 N1 E7 N26 W21$ E32 FOP=[YR=1994] S2 E6 N8 W6 S6$ N6 E6 S6 E12 S4 E15 N32$.

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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,347.00	SF	4.00	4.00	100	1994	1994	3	66	3,556	
3	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	1994	1994	3	66	223	
4	0845	KOOL DECK	0	100	0	0	764.00	SF	7.25	7.25	100	1994	1994	3	66	3,656	
5	0861	POOL GUNIT	0	100	0	0	458.00	SF	85.00	85.00	100	1994	1994	3	20	7,786	
6	0911	SCRN RM A	0	100	0	0	1,066.00	SF	17.50	17.50	100	2011	2011	3	45	8,395	

LAND DESCRIPTION

TOTAL OB/XF 26,206

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