LOT 39
IN OR 2003/1084
EGANS BLUFF #3 PB 5/243

MILLER SALLY G REVOCABLE TRUST/MILLER SALLY G TRUS
2877 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0039-0000

BUILDING CHARACTERISTICS

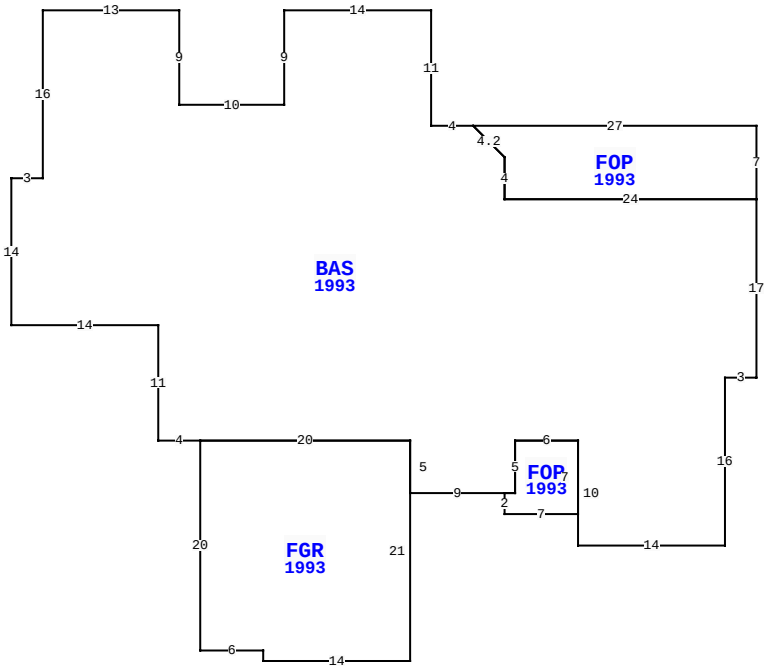
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,278	100	1993	2,278	310,180
FGR	414	55	1993	228	31,045
FOP	44	30	1993	13	1,770
FOP	173	30	1993	52	7,081
TOTALS	2,909			2,571	350,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,571	123.5376	163.07	419,253	1991	1991	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2016 Heated Area: 2278 HX Base Yr 2016



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

2877 PARK SQUARE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		453,752
TOTAL MARKET OB/XF VALUE		30,823
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		759,575
SOH/AGL Deduction		291,394
ASSESSED VALUE		468,181
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		412,459
TOTAL JUST VALUE		759,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19364	SWIM POOL	6,507	01/01/2007
B17434	ADDITION	85,000	12/01/2006
B18485	SWIM POOL	27,000	09/01/2006
M11852	MECH OTHER	0	08/01/2006
P0611211	OTHER	0	06/01/2006
R09088	REPAIR/RRF	2,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1084	9/08/2015	WD	U	I	11	100
GRANTOR: BEATTIE DAVID A & ROB						
GRANTEE: SALLY G MILLER REVO						
2002/0249	9/08/2015	WD	Q	I	02	499,000
GRANTOR: BEATTIE DAVID A & ROB						
GRANTEE: MILLER SALLY G REVO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W27 BAS=[YR=1993] W4 N11 W14 S9 W10 N9 W13 S16 W3 S14 E14 S11 E4 FGR=[YR=1993] S20 E6 S1 E14 N21 W20$ E20 S5 E9 FOP=[YR=1993] S2 E7 N7 W6 S5 W1$ E1 N5 E6 S10 E14 N16 E3 N17 W24 N4 L3 U3 $ D3 R3 S4 E24 N7$.

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	1,416.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,370	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2007	2007	3	44	13,614	
4	0855	CONC PAVER	0	100	0	0	799.00	SF	10.00	10.00	100	2007	2007	3	87	6,951	
5	0911	SCRN RM A	0	100	0	0	1,170.00	SF	17.50	17.50	100	2007	2007	3	27	5,528	

LAND DESCRIPTION

TOTAL OB/XF 30,823

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS

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EGANS BLUFF #3 PB 5/243

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Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

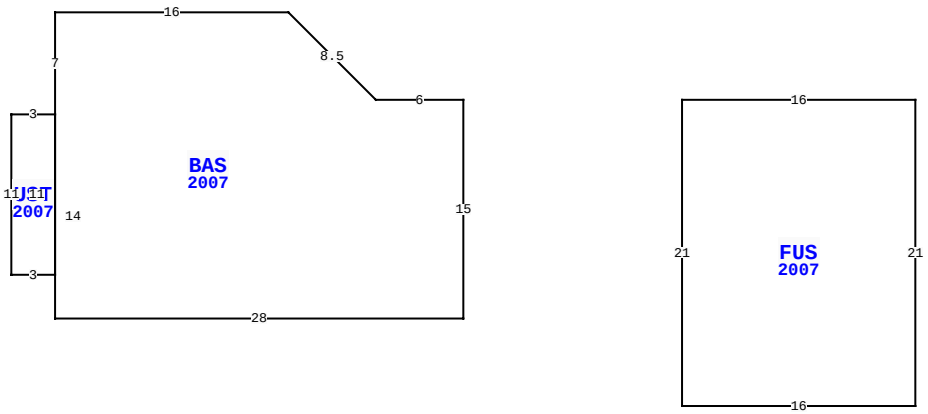
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	534	100	2007	534	62,557
FUS	336	100	2007	336	39,361
UST	33	45	2007	15	1,757
TOTALS	903			885	103,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	885	128.0286	128.03	113,307	2007	2007	0	0	0	8.50	91.50

2 SINGLE FAM – 0% - 2016 Heated Area: 870 HX Base Yr 2016



2877 PARK SQUARE PL, FERNANDINA BEACH

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TOTAL JUST VALUE		759,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7421	NEW CONSTR	78,113	07/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1084	9/08/2015	WD	U	I	11	100
GRANTOR: BEATTIE DAVID A & ROB						
GRANTEE: SALLY G MILLER REVO						
2002/0249	9/08/2015	WD	Q	I	02	499,000
GRANTOR: BEATTIE DAVID A & ROB						
GRANTEE: MILLER SALLY G REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W6 L6 U6 W16 S7 UST=[YR=2007] W3 S11 E3 N11$ S14 E28 N15$ PTR=E15 FUS=[YR=2007] E16 S21 W16 N21$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS