LOT 40
IN OR 721/1
EGANS BLUFF #3 PB 5/243

**HIPPE RANDAL J & MARIANNE E**
2883 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-021C-0040-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

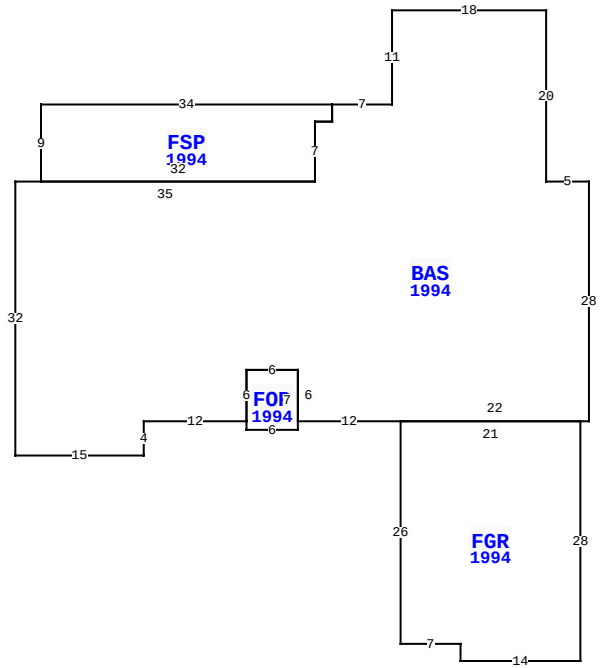
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,337 | 100 | 1994 | 2,337 | 325,956 |
| FGR | 574 | 55 | 1994 | 316 | 44,074 |
| FOP | 42 | 30 | 1994 | 13 | 1,813 |
| FSP | 292 | 40 | 1994 | 117 | 16,319 |
| TOTALS | 3,245 | | | 2,783 | 388,163 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,783 | 124.3104 | 164.09 | 456,662 | 1994 | 1994 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM – 100% - 1995 Heated Area: 2337 HX Base Yr 1995




2883 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 | | 388,163 |
| TOTAL MARKET OB/XF VALUE | | 20,909 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 684,072 |
| SOH/AGL Deduction | | 394,352 |
| ASSESSED VALUE | | 289,720 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 238,998 |
| TOTAL JUST VALUE | | 684,072 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 641,835 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9906608 | SWIM POOL | 18,000 | 11/01/1999 |
| B00920 | NEW CONSTR | 102,190 | 04/05/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0721/0001 | 12/30/1994 | WD | Q | I | | 188,600 |
| GRANTOR: ALMAND AMOS F JR & DO | | | | | | |
| GRANTEE: HIPPE RANDAL J & MA | | | | | | |
| 0620/0637 | 3/01/1991 | QC | Q | V | 01 | 100 |
| GRANTOR: ALMAND AMOS F JR | | | | | | |
| GRANTEE: ALMAND AMOS JR & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W5 N20 W18 S11 W7 FSP=[YR=1994] W34 S9 E32 N7 E2 N2 $ S2 W2 S7 W35 S32 E15 N4 E12 FOP=[YR=1994] S1 E6 N7 W6 S6 $ N6 E6 S6 E12 FGR=[YR=1994] S26 E7 S2 E14 N28 W21 $ E22 N28 $ .

## 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 | 1,200.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 66 | 3,168 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 45.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 193 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 805.00 | SF | 7.25 | 7.25 | 100 | 2000 | 2000 | 3 | 77 | 4,494 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 525.00 | SF | 85.00 | 85.00 | 100 | 2000 | 2000 | 3 | 23 | 10,264 | |
| 6 | 0877 | JACUZZI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2000 | 2000 | 3 | 20 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,909

| 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