

LOT 42
IN OR 2369/632
EGANS BLUFF #3 PB 5/243

WRIGHT ANNA MARY LVG TRUST/WRIGHT ANNA MARY TRUSTE
2901 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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
BAS	2,253	100
FGR	519	55
FOP	49	30
FOP	57	30
FOP	73	30
FOP	352	30
TOTALS	3,303	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,698	126.5184	167.00	450,566	1996	2001	0	0	0	11.50	88.50
1 SNGL FAM - 100% - 1997												
Heated Area: 2253												
HX Base Yr 1997												
The floor plan diagram illustrates the layout of a single-family home with a total heated area of 2253 square feet. The plan includes several rooms and utility areas, each labeled with a code and year (e.g., BAS 1996, FOP 1996, FOP 1999, FGR 1996). Dimensions are provided for each section, such as 23, 9, 7, 4, 2, 5, 32, 11, 16, 12, 6, 19, 7, 9, 15, 7, 21, 11, 12, 25, 4, 9, 3, 8, 15, 2, 3, 5, 9, 6, 7, 15, 9, 7, 11, 12, 25												

EXTRA FEATURES							2901 PARK SQUARE PL, FERNANDINA BEACH					INC DATE		AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,417.00	SF	4.00	4.00	100	1996	1996	3	70	3,968	
3	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50	6.50	100	1996	1996	3	70	924	
4	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	1999	1999	3	21	7,211	
5	0910	SCRN RM L	0	100	45	22	990.00	SF	15.00	15.00	100	1999	1999	3	20	2,970	
6	0855	CONC PAVER	0	100	0	0	910.00	SF	7.00	7.00	100	2005	2005	3	84	5,351	
7	0940	SHEDS/PORT	0	100	10	14	140.00	SF	21.30	21.30	100	2010	2010	3	40	1,193	
8	0940	SHEDS/PORT	0	100	10	12	120.00	SF	21.30	21.30	100	2005	2005	3	22	562	