LOT 44
IN OR 731/460
EGANS BLUFF #3 PB 5/243

HILDEBRAND ZELL G
2915 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0044-0000

BUILDING CHARACTERISTICS

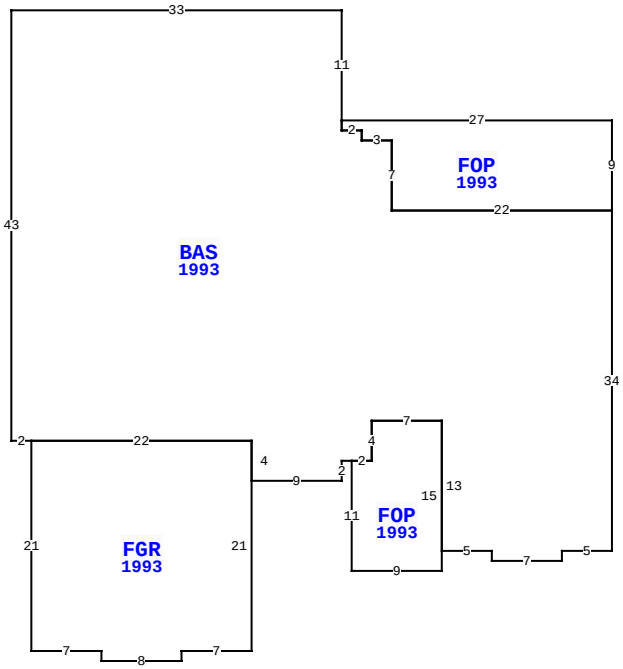
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,299	100	1993	2,299	309,881
FGR	470	55	1993	258	34,776
FOP	127	30	1993	38	5,122
FOP	206	30	1993	62	8,357
TOTALS	3,102			2,657	358,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,657	126.8496	167.44	444,888	1993	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2012 Heated Area: 2299 HX Base Yr 2012



2915 PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		358,135
TOTAL MARKET OB/XF VALUE		21,973
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		655,108
SOH/AGL Deduction		397,550
ASSESSED VALUE		257,558
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		201,836
TOTAL JUST VALUE		655,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502407	XFOB	11,322	11/01/1995
00156	SWIM POOL	12,800	05/18/1993
8219	NEW CONSTR	103,214	07/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0731/0460	6/09/1995	WD	Q	I		210,000
GRANTOR: KOLP JAMES J & TERESA						
GRANTEE: HILDEBRAND RICHARD						
0681/0047	5/18/1993	WD	Q	I		200,500
GRANTOR: ALMAND AMOS JR & D J						
GRANTEE: KOLP JAMES & TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W27 BAS=[YR=1993] N11 W33 S43 E2 FGR=[YR=1993] S21 E7 S1 E8 N1 E7 N21 W22$ E22 S4 E9 N2 E1 FOP=[YR=1993] S11 E9 N15W7 S4 W2$ E2 N4 E7 S13 E5 S1 E7 N1 E5 N34 W22 N7 W3 N1 W2 N1$ S1 E2 S1 E3 S7 E22 N9$.

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	1,403.00	SF	4.00	4.00	100	1993	1993	3	64	3,592	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
3	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	1993	1993	3	64	761	
4	0810	CONCRETE A	0	100	0	0	76.00	SF	6.50	6.50	100	1993	1993	3	64	316	
5	0845	KOOL DECK	0	100	0	0	865.00	SF	7.25	7.25	100	1993	1993	3	64	4,014	
6	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	1993	1993	3	20	8,160	
7	0910	SCRN RM L	0	100	0	0	1,005.00	SF	15.00	15.00	100	1995	1995	3	20	3,015	
8	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	2000	2000	3	20	675	

LAND DESCRIPTION

TOTAL OB/XF 21,973

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