LOT 48
IN OR 1943/1651
EGANS BLUFF #3 PB 5/243

GOODHAND ARTHUR W & LISE T
2953 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0048-0000

BUILDING CHARACTERISTICS

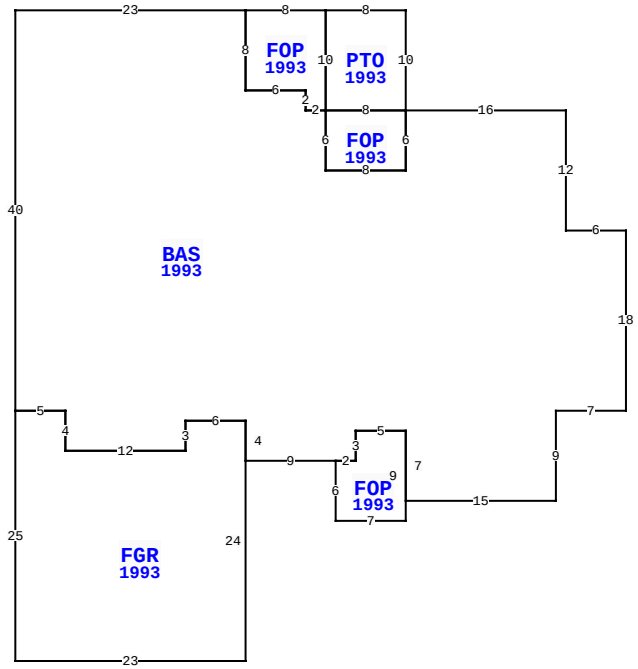
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,206	100	1993	2,206	328,340
FGR	521	55	1993	287	42,717
FOP	48	30	1993	14	2,084
FOP	57	30	1993	17	2,530
FOP	68	30	1993	20	2,977
PTO	80	5	1993	4	595
TOTALS	2,980			2,548	379,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,548	129.6096	171.08	435,912	1993	1998	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2015 Heated Area: 2206 HX Base Yr 2015



2953 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		379,243
TOTAL MARKET OB/XF VALUE		22,260
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		676,503
SOH/AGL Deduction		316,955
ASSESSED VALUE		359,548
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		308,826
TOTAL JUST VALUE		676,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603221	XFOB	10,608	08/01/1996
B9603144	SWIM POOL	18,800	07/01/1996
B9401327	XFOB	2,448	09/01/1994
00187	NEW CONSTR	88,812	05/18/1993
B9300187	NEW CONSTR	95,012	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1651	10/23/2014	WD	Q	I	01	388,000
GRANTOR: FORBES ARTHUR E & CAT						
GRANTEE: GOODHAND ARTHUR W &						
0702/0805	4/14/1994	WD	Q	I		201,900
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: FORBES ARTHUR E & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N10 W8 FOP=[YR=1993] W8 S8 E6 S2 E2 FOP=[YR=1993] S6 E8 N6 W8$N10$ S10 E8$ S6 W8 N6 W2 N2 W6 N8 W23 S40 FGR=[YR=1993] S25 E23 N24 W6 S3 W12 N4 W5$ E5 S4 E12 N3 E6 S4 E9 FOP=[YR=1993] S6 E7 N9 W5 S3 W2$ E2 N3 E5 S7 E15 N9 E7 N18 W6 N12$.

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	1993	1993	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,385.00	SF	4.00	4.00	100	1993	1993	3	64	3,546	
3	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	100	1993	1993	3	64	811	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
5	0861	POOL GUNIT	0	100	0	0	399.00	SF	85.00	85.00	100	1996	1996	3	20	6,783	
6	0845	KOOL DECK	0	100	0	0	675.00	SF	7.25	7.25	100	1996	1996	3	70	3,426	
7	0910	SCRN RM L	0	100	0	0	1,093.00	SF	15.00	15.00	100	1996	1996	3	20	3,279	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
9	0856	POROUS CC	0	100	0	0	475.00	SF	2.50	2.50	100	1996	1996	3	70	831	

LAND DESCRIPTION

TOTAL OB/XF 22,260

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