LOT 49
IN OR 1838/806
EGANS BLUFF #3 PB 5/243

CORSO CHRISTINE M TRUST/CORSO CHRISTINE M TRUSTEE
2965 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

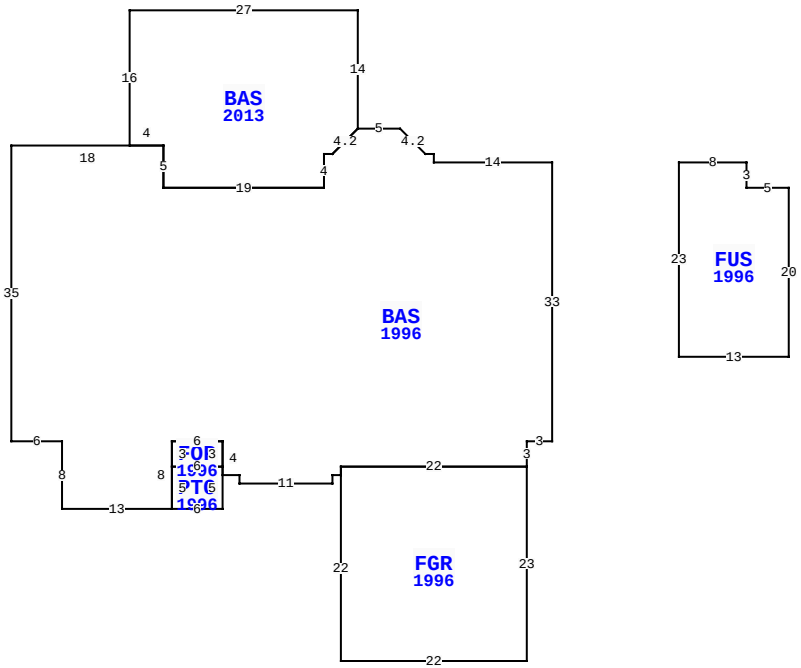
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,365	100	1996	2,365	333,096
BAS	527	100	2013	527	74,224
FGR	506	55	1996	278	39,155
FOP	18	30	1996	5	704
FUS	284	100	1996	284	40,000
PTO	30	5	1996	2	282
TOTALS	3,730			3,461	487,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,461	121.2468	160.05	553,933	1996	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2012 Heated Area: 3176 HX Base Yr 2012



2965 PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		487,461
TOTAL MARKET OB/XF VALUE		17,205
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		779,666
SOH/AGL Deduction		388,508
ASSESSED VALUE		391,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		340,436
TOTAL JUST VALUE		779,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327747	ADDIT	87,733	09/01/2013
B9502416	NEW CONSTR	98,760	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/0806	2/05/2013	QC	U	I	11	100
GRANTOR: BARRICKMAN JOHN R & C						
GRANTEE: CORSO CHRISTINE M &						
1834/0623	1/09/2013	QC	U	I	11	100
GRANTOR: BARRICKMAN JOHN R & C						
GRANTEE: CORSO CHRISTINE M T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 N1 W1 U3 L3 W5 BAS=[YR=2013] N14 W27 S16 E4 S5 E19 N4 E1 U3 R3 $ D3 L3 W1 S4 W19 N5 W18 S35E6 S8 E13 PTO=[YR=1996] E6 N5 FOP=[YR=1996] N3 W6 S3 E6 $ W6 S5 $ N8 E6 S4 E2 S1 E11 N1 E1 FGR=[YR=1996] S22 E22 N23 W22 S1 $ N1 E22 N3 E3 N33 $ PTR= E15 FUS=[YR=1996] E8 S3 E5 S20 W13 N23 $ W15 $.

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	1996	1996	3	77	2,695	
2	0855	CONC PAVER	0	100	0	0	1,420.00	SF	7.00	7.00	100	2014	2014	3	94	9,344	
3	1076	TRELLIS A	0	100	0	0	432.00	SF	7.50	7.50	100	2005	2005	3	36	1,166	
4	0825	BRICK	0	100	0	0	350.00	SF	6.25	6.25	100	2005	2005	3	96	2,100	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 17,205

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