LOT 56
IN OR 1793/1817
EGANS BLUFF #3 PB 5/243

CAMP DANIEL D & LESLIE J
319 OAKBEND ST
SUMMERVILLE, SC 29486

2025

00-00-30-021C-0056-0000

BUILDING CHARACTERISTICS

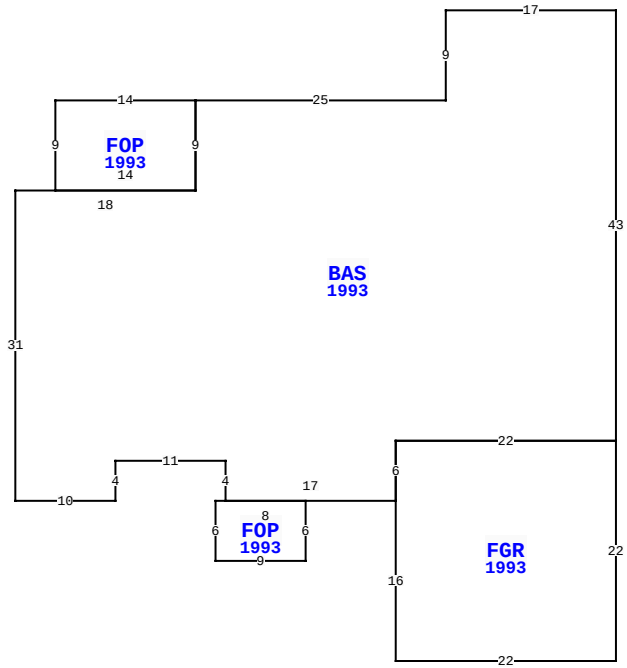
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,215	100	1993	2,215	303,868
FGR	484	55	1993	266	36,492
FOP	54	30	1993	16	2,195
FOP	126	30	1993	38	5,213
TOTALS	2,879			2,535	347,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,535	123.6480	163.22	413,763	1990	1995	0	0	0	15.95	84.05

1 SNGL FAM – 0% - 0 Heated Area: 2215 HX Base Yr



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

2880 PARK SQUARE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	347,768
TOTAL MARKET OB/XF VALUE	16,403
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	639,171
SOH/AGL Deduction	117,088
ASSESSED VALUE	522,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,083
TOTAL JUST VALUE	639,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	598,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703612	SWIM POOL	17,910	01/01/1997
B9703673	XFOB	7,194	01/01/1997
6202	NEW CONSTR	82,378	01/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1793/1817	5/18/2012	WD	Q	I	02	340,000
GRANTOR: ADAMS ROBERT D & LEAH						
GRANTEE: CAMP DANIEL D & LES						
1317/0940	5/13/2005	WD	Q	I		460,000
GRANTOR: SANFORD EDWARD & BARB						
GRANTEE: ADAMS ROBERT D & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S9 W25 FOP=[YR=1993] W14 S9 E14 N9 $ S9 W18 S31 E10 N4 E11 S4 FOP=[YR=1993] W1 S6 E9 N6 W8 $ E17 FGR=[YR=1993] S16 E22 N22 W22 S6 $ N6 E22 N43 $.

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	0811	CONCRETE B	0	0	0	0	880.00	SF	5.20	5.20	100	1990	1990	3	57	2,608	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0825	BRICK	0	0	0	0	35.00	SF	12.50	12.50	100	1990	1990	3	85	372	
4	0861	POOL GUNIT	0	0	0	0	293.00	SF	85.00	85.00	100	1997	1997	3	20	4,981	
5	0845	KOOL DECK	0	0	0	0	646.00	SF	7.25	7.25	100	1997	1997	3	72	3,372	
6	0910	SCRN RM L	0	0	40	23	920.00	SF	15.00	15.00	100	1997	1997	3	20	2,760	

LAND DESCRIPTION

TOTAL OB/XF 16,403

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	0		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