

KURTIUS PETER &/RUITER-KURTIUS SANDRA
2881 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

00-00-30-021C-0058-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										8									
Exterior Wall										10 ABOVE AVG 100										0900									
Roof Structur										08 IRREGULAR 100										11 3,161 149.8266 197.77 625,151 2017 2017 0 0 3.00 97.00									
Roof Cover										03 COMP SHNGL 100										1 SNGL FAM - 100% - 2020 Heated Area: 2601 HX Base Yr 2020									
Interior Wall										05 DRYWALL 100																			
Interior Floo										11 CLAY TILE 50																			
Interior Floo										14 CARPET 50																			
Air Condition										03 CENTRAL 100																			
Heating Type										04 AIR DUCTED 100																			
Bedrooms										4 100																			
Bathrooms										2.5 100																			
Frame										02 WOOD FRAME 100																			
Stories										1. 1. 100																			
Units										0 100																			
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										2,601										100 2017 2,601 498,968									
FGR										690										55 2017 380 72,898									
FOP										48										30 2017 14 2,686									
FOP										553										30 2017 166 31,845									
TOTALS										3,892										3,161 606,396									
EXTRA FEATURES										2881 E PARK SQUARE PL, FERNANDINA BEACH										BLD DATE									
L N										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										LGL DATE									
LAND DATE										AG DATE										04/28/2025 MLU									
BAS=[YR=2017] W16 FOP=[YR=2017] N7 W30 S18 E1 S4 E17 N8 E11										N7 E1\$ W1 S7 W11 S8 W17 N4 W2 W8 S2 W4 S40 E14										FOP=[YR=2017] S3 E10 N3 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E14									
FGR=[YR=2017] S24 E25 N4 E5 N18 W5 N2 W25\$ E25 N51\$.																													
LAND DESCRIPTION										TOTAL OB/XF										43,782									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										03/18/2020										BY									
DJ										Total Acres: 0.00										Total Land Value: 275,000									
Market: 0										Agricultural: 0										Common: 275,000									
PRINTED 07/30/2025 BY SYS																													