LOT 61
IN OR 1356/190
EGANS BLUFF #3 PB 5/243

MCCOY KEVIN P & DANA O
2849 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

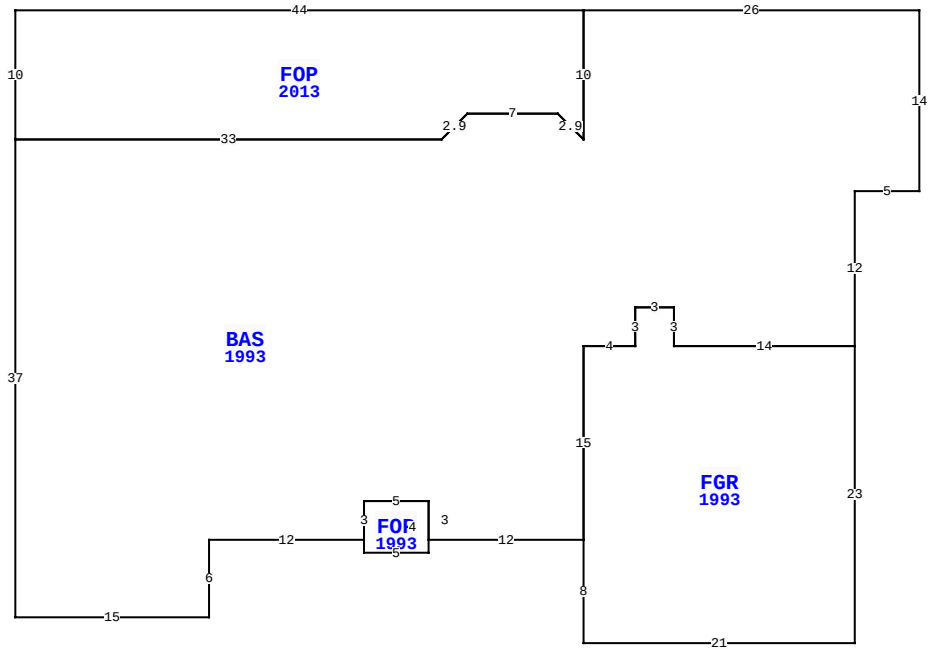
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,064	100	1993	2,064	279,020
FGR	492	55	1993	271	36,635
FOP	20	30	1993	6	811
FOP	422	30	2013	127	17,168
TOTALS	2,998			2,468	333,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,468	119.7840	158.11	390,215	1990	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2008 Heated Area: 2064 HX Base Yr 2008



2849 E PARK SQUARE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		335,272
TOTAL MARKET OB/XF VALUE		36,879
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		647,151
SOH/AGL Deduction		335,786
ASSESSED VALUE		311,365
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,643
TOTAL JUST VALUE		647,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250004032	SPA ADDITION TO E	68,000	04/16/2025
B1428635	KITCHREM	75,000	04/01/2014
R1313733	REPAIR/RRF	1,500	12/01/2013
B1226667	REPAIR/RRF	25,000	12/01/2012
B0516761	SWIM POOL	40,000	01/01/2005
6560	NEW CONSTR	67,132	06/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0190	10/05/2005	WD	Q	I		440,000
GRANTOR: O'HAGAN JAMES L & REB						
GRANTEE: MCCOY KEVIN P & DAN						
0677/1038	3/25/1993	QC	Q	I	06	100
GRANTOR: O'HAGAN ELIZABETH S						
GRANTEE: O'HAGAN JAMES & R F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=2013] W44 S10 E33 U2 R2 E7 D2 R2 N10$ S10 U2 L2 W7 D2 L2 W33 S37 E15 N6 E12 FOP=[YR=1993] S1 E5 N4 W5S3$ N3 E5 S3 E12 FGR=[YR=1993] S8 E21 N23 W14 N3 W3 S3 W4 S15$ N15 E4 N3 E3 S3 E14N12 E5 N14$.

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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,503.00	SF	4.00	4.00	100	1990	1990	3	57	3,427	
3	0861	POOL GUNIT	0	100	0	0	628.00	SF	85.00	85.00	100	2005	2005	3	36	19,217	
4	0855	CONC PAVER	0	100	0	0	1,232.00	SF	10.00	10.00	100	2005	2005	3	84	10,349	
5	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2005	2005	3	84	131	
6	0855	CONC PAVER	0	100	0	0	172.00	SF	10.00	10.00	100	2005	2005	3	84	1,445	

LAND DESCRIPTION

TOTAL OB/XF 36,879

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 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

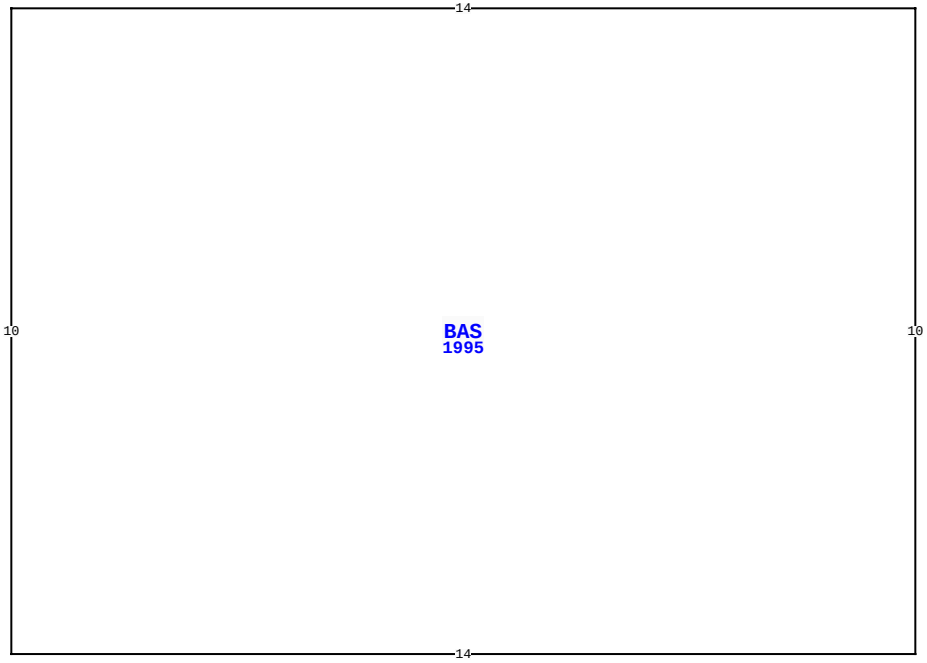
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100	1995	140	1,638
TOTALS	140			140	1,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	140	90.0000	23.40	3,276	1995	1995	0	0	0	50.00	50.00

2 BARNS – 0% - 2008 Heated Area: 140 HX Base Yr 2008



2849 E PARK SQUARE PL, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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0677/1038	3/25/1993	QC	Q	I	06	100
GRANTOR: O'HAGAN ELIZABETH S						
GRANTEE: O'HAGAN JAMES & R F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 S10 E14 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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