LOT 66 EX W 1'
IN OR 697 PG 932
EGANS BLUFF #3 PB 5/243

MCGRATH JOHN D &/RICHARDSON ELLIE
2786 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

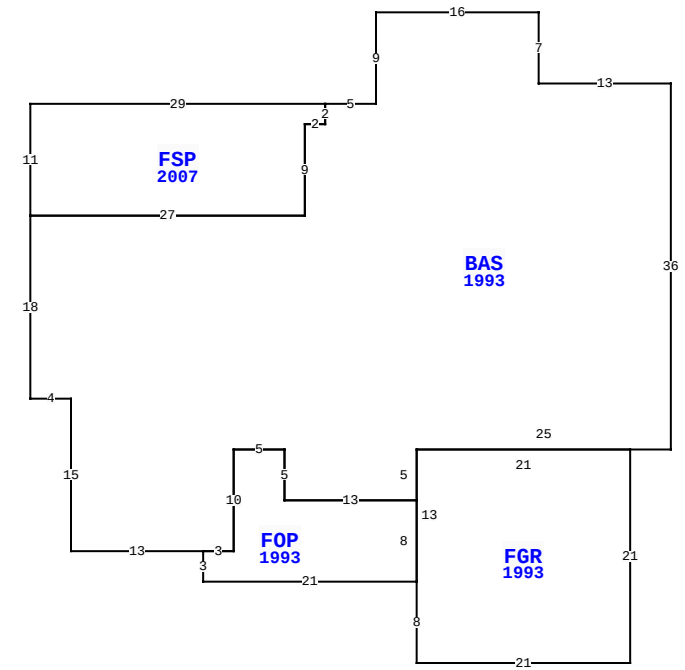
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,216	100	1993	2,216	296,591
FGR	441	55	1993	243	32,523
FOP	178	30	1993	53	7,094
FSP	301	40	2007	120	16,061
TOTALS	3,136			2,632	352,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,632	123.6480	163.22	429,595	1993	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 1994 Heated Area: 2216 HX Base Yr 1994



2786 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		352,268
TOTAL MARKET OB/XF VALUE		9,258
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		636,526
SOH/AGL Deduction		365,550
ASSESSED VALUE		270,976
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,254
TOTAL JUST VALUE		636,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9300154	NEW CONSTR	99,788	07/01/1993
00154	NEW CONSTR	93,413	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0697/0932	2/01/1994	WD	Q	I		202,900
GRANTOR: ALMAND AMOS JR & DORI						
GRANTEE: MCGRATH & RICHARDSO						
0620/0637	3/01/1991	QC	Q	I	01	100
GRANTOR: ALMAND AMOS F JR						
GRANTEE: ALMAND AMOS JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N7 W16 S9 W5 FSP=[YR=2007] W29 S11 E27 N9 E2 N2$ S2 W2 S9 W27S18 E4 S15 E13 FOP=[YR=1993] S3 E21 FGR=[YR=1993] S8 E21 N21 W21 S13$ N8 W13 N5 W5 S10 W3$ E3 N10 E5 S5 E13 N5E25 N36 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	0812	CONCRETE C	0	100	0	0	1,364.00	SF	4.00	4.00	100	1993	1993	3	64	3,492	
3	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	1993	1993	3	64	574	
4	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2002	2002	3	80	3,200	
5	1127	BRICK 8"	0	100	0	0	57.00	SF	11.00	11.00	100	1993	1993	3	88	552	

LAND DESCRIPTION

TOTAL OB/XF 9,258

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 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS