LOT 75
IN OR 2530/467
EGANS BLUFF #3 PB 5/243

WILSON TRUST/WILSON ROBERT J TRUSTEE
2870 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

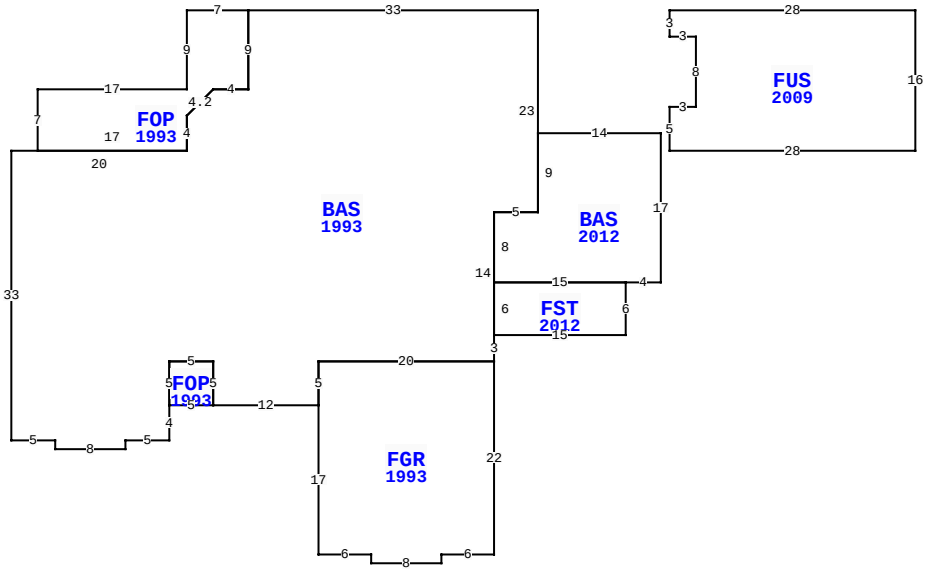
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,158	100	1993	2,158	309,481
BAS	278	100	2012	278	39,869
FGR	448	55	1993	246	35,279
FOP	25	30	1993	8	1,148
FOP	187	30	1993	56	8,031
FST	90	55	2012	50	7,171
FUS	424	100	2009	424	60,806
TOTALS	3,610			3,220	461,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,220	104.3280	164.84	530,785	1991	1998	0	0	0	13.00	87.00

1 SFR CUST - 100% - 2019 Heated Area: 2860 HX Base Yr 2019



2870 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		461,783
TOTAL MARKET OB/XF VALUE		43,682
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		780,465
SOH/AGL Deduction		248,838
ASSESSED VALUE		531,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		480,905
TOTAL JUST VALUE		780,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		734,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003991	SCRN RM 1610SF	24,000	03/27/2023
E1225364	NEW CONSTR	0	08/01/2012
M1217550	H/AC	0	08/01/2012
B26016	REMODEL	36,231	05/01/2012
B9502388	XFOB	0	11/01/1995
B9592332	SWIM POOL	25,400	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0467	1/13/2022	SW	U	I	11	100
GRANTOR: WILSON ROBERT J & DEB						
GRANTEE: WILSON TRUST						
2221/1292	8/27/2018	WD	Q	I	01	537,500
GRANTOR: AYERS TIMOTHY S & HEI						
GRANTEE: WILSON ROBERT J & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 FOP=[YR=1993] W7 S9 W17 S7 E17 N4 R3 U3 E4 N9$ S9 W4 D3 L3 S4 W20S33 E5 S1E8 N1 E5 N4 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S5 E12 FGR=[YR=1993] S17 E6 S1 E8 N1 E6 N22 W20 S5$ N5 E20 N3 FST=[YR=2012] E15 N6 BAS=[YR=2012] E4 N17 W14 S9 W5 S8 E15$ W15 S6$ N14 E5 N23$ PTR=E15 FUS=[YR=2009] E28 S16 W28 N5 E3 N8 W3 N3$ 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	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,647.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,920	
3	0861	POOL GUNIT	0	100	0	0	304.00	SF	85.00	85.00	100	1995	1995	3	20	5,168	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
5	0845	KOOL DECK	0	100	0	0	654.00	SF	7.25	7.25	100	1995	1995	3	68	3,224	
6	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2012	2012	3	92	215	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
8	0911	SCRN RM A	1	100	0	0	1,610.00	SF	17.50	17.50	100	2024	2023		100	28,175	

LAND DESCRIPTION

TOTAL OB/XF 43,682

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 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS