LOT 13
EGANS BLUFF #3 PB 5/243

MILLER JUSTIN & PRESLEY
2900 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0013-0000

BUILDING CHARACTERISTICS

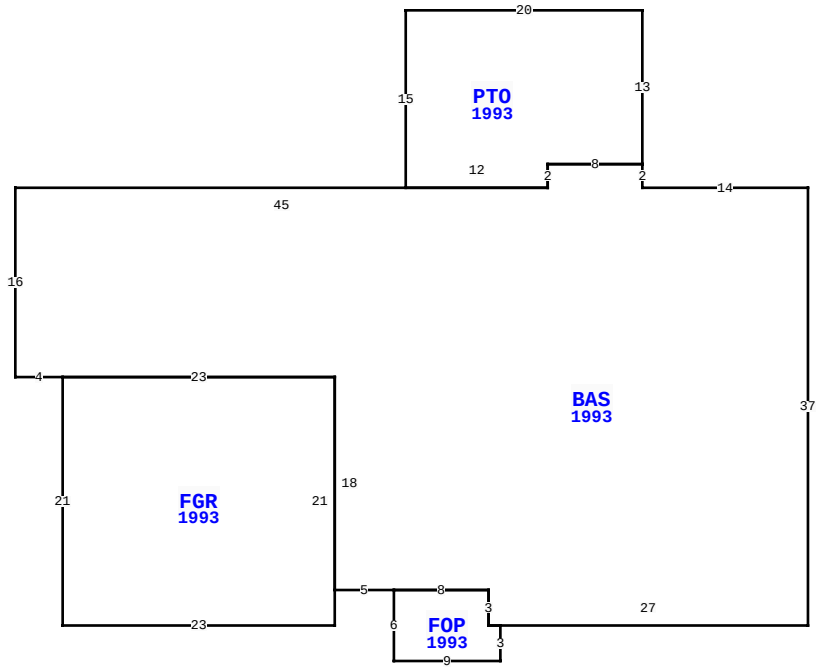
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,889	100	1993	1,889	260,591
FGR	483	55	1993	266	36,695
FOP	51	30	1993	15	2,069
PTO	284	5	1993	14	1,931
TOTALS	2,707			2,184	301,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	119.0112	165.43	361,299	1989	1994	0	0	0	16.61	83.39

1 SNGL FAM 100% - 2023 Heated Area: 1889 HX Base Yr 2023



2900 PARK SQUARE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		301,287
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		578,457
SOH/AGL Deduction		92,006
ASSESSED VALUE		486,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		435,040
TOTAL JUST VALUE		578,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6105	NEW CONSTR	2,461	08/02/1989
03099	H/AC	2,430	08/02/1989
5892	NEW CONSTR	64,021	08/01/1989
3609	NEW CONSTR	2,900	08/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/0788	2/04/2022	WD	U	I	30	340,000
GRANTOR: MASHBURN LANE F & SAB						
GRANTEE: MILLER JUSTIN & PRE						
0585/0620	12/08/1989	WD	Q	I		138,400
GRANTOR: NORTH POINT CONSTR						
GRANTEE: MASHBURN LANE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N2 PTO=[YR=1993] N13 W20 S15 E12 N2 E8 $ W8 S2 W45 S16 E4 FGR=[YR=1993] S21 E23 N21 W23 $ E23 S18 E5 FOP=[YR=1993] S6 E9 N3 W1 N3 W8 $ E8 S3 E27 N37 $.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS