



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	1993	2,245	319,775
FGR	546	55	1993	300	42,732
FOP	60	30	1993	18	2,564
FOP	63	30	1993	19	2,706
FOP	82	30	1993	25	3,561
UOP	270	20	2011	54	7,692

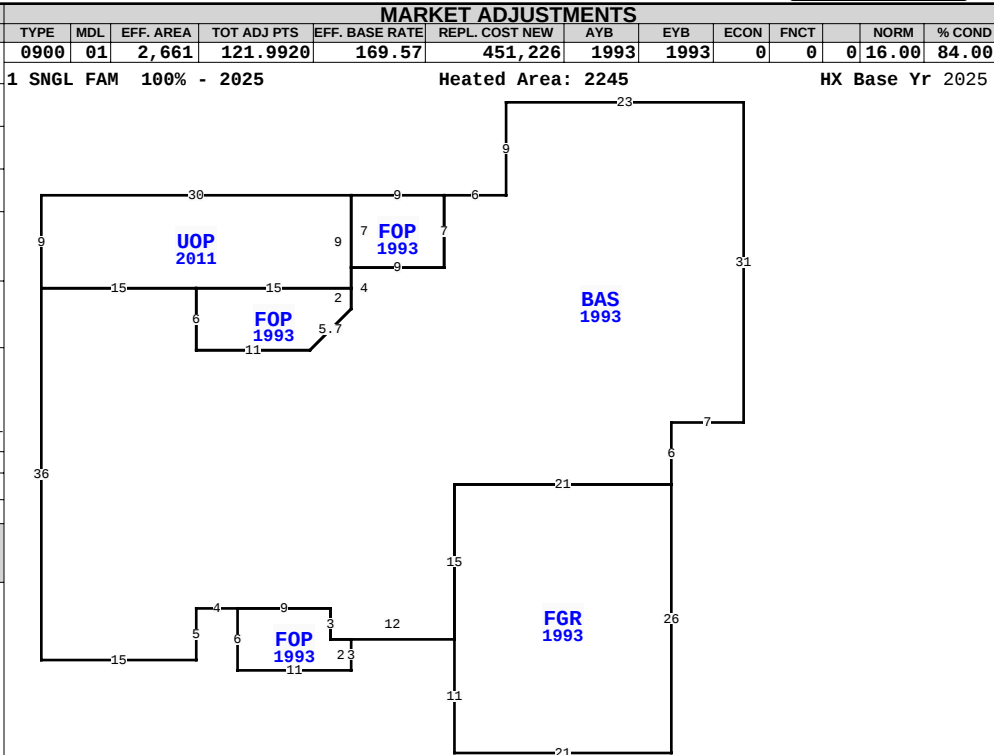
TOTALS	3,266			2,661	379,030
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	945.00	SF	18.00	18.00	100	1994	1994	3	20	3,402	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.20	275,000.00	330,000.00	330,000							



2898 E PARK SQUARE PL, FERNANDINA BEACH

TOTAL OB/XF										48,352
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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 330,000	Market: 0	Agricultural: 0	Common: 330,000	PRINTED 07/09/2026 BY SYS
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		8
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		379,030
TOTAL MARKET OB/XF VALUE		48,352
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		757,382
SOH/AGL Deduction		293,561
ASSESSED VALUE		463,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		412,410
TOTAL JUST VALUE		757,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		711,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00873	XFOB	5,350	03/01/1994
B00783	SWIM POOL	13,300	02/01/1994
00226	NEW CONSTR	113,936	05/01/1993

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD SALE PRICE
2692/1622	1/08/2024	WD U	I 37 675,000
GRANTOR: SCHOPF CHARLES H			
GRANTEE: YOUNG ALAN LEE JR &			
0670/1127	11/18/1992	WD Q	V 48,000
GRANTOR: ALMAND AMOS JR & D			
GRANTEE: SCHOPF CHARLES & J			

BUILDING NOTES			
BAS=[YR=1993] W23 S9 W6 FOP=[YR=1993] W9 UOP=[YR=2011] W30 S9 E15 FOP=[YR=1993] S6 E11 U4 R4 N2 W15\$E15N9 \$S7 E9 N7\$ S7 W9 S4 D4 L4 W11 N6 W15 S36E15 N5 E4 FOP=[YR=1993] S6 E11 N3 W2N3 W9\$ E9 S3 E12 FGR=[YR=1993] S11 E21 N26 W21 S15\$ N15 E21 N6 E7 N31\$.			

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S9 W6 FOP=[YR=1993] W9 UOP=[YR=2011] W30 S9 E15 FOP=[YR=1993] S6 E11 U4 R4 N2 W15\$E15N9 \$S7 E9 N7\$ S7 W9 S4 D4 L4 W11 N6 W15 S36E15 N5 E4 FOP=[YR=1993] S6 E11 N3 W2N3 W9\$ E9 S3 E12 FGR=[YR=1993] S11 E21 N26 W21 S15\$ N15 E21 N6 E7 N31\$.
