LOT 19
IN OR 2227/473
EGANS BLUFF #3 PB 5/243

LEISECA REMBERTO J
2866 PARK SQUARE PL E
FERNANDINA BEACH, FL 32043

2026

00-00-30-021C-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

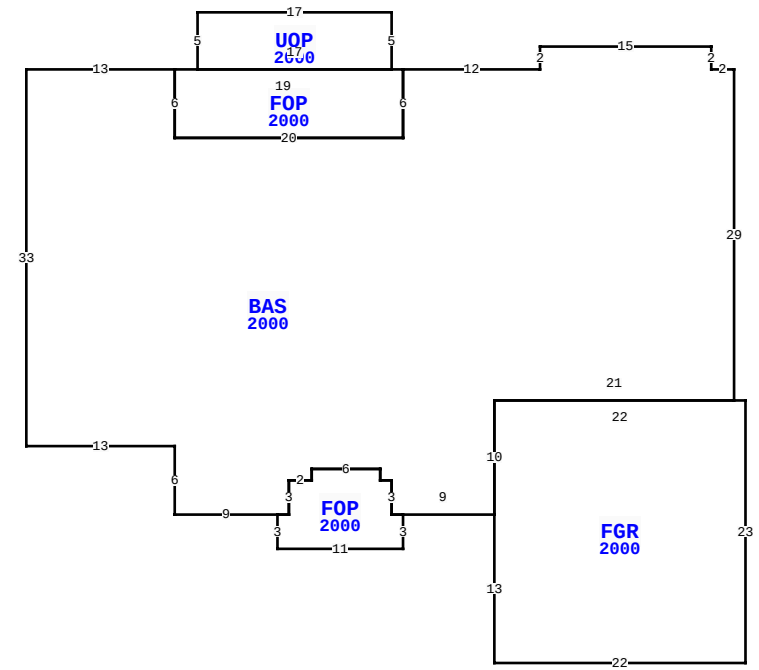
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,007	100	2000	2,007	296,876
FGR	506	55	2000	278	41,122
FOP	66	30	2000	20	2,958
FOP	120	30	2000	36	5,325
UOP	85	20	2000	17	2,514
TOTALS	2,784			2,358	348,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,358	128.0272	177.96	419,630	2000	2000	0	0	0	16.88	83.12

1 SNGL FAM 100% - 2012 Heated Area: 2007 HX Base Yr 2012



2866 E PARK SQUARE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		348,796
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		681,631
SOH/AGL Deduction		400,528
ASSESSED VALUE		281,103
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,692
TOTAL JUST VALUE		681,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006831	NEW CONSTR	110,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/0473	9/28/2018	QC	U	I	11	100
GRANTOR: LEISECA CYNTHIA B						
GRANTEE: LEISECA REMBERTO J						
1748/1780	7/21/2011	WD	Q	I	01	263,500
GRANTOR: BENNER RAYMOND D & AL						
GRANTEE: LEISECA REMBERTO J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 N2 W15 S2 W12 FOP=[YR=2000] W1
UOP=[YR=2000] N5 W17 S5 E17 $ W19 S6 E20 N6 $ S6 W20 N6 W13
S33 E13 S6 E9 FOP=[YR=2000] S3 E11 N3 W1 N3 W1 N1 W6 S1 W2
S3 W1 $ E1 N3 E2 N1 E6 S1 E1 S3 E9 FGR=[YR=2000] S13 E22 N23
W22 S10 $ N10 E21 N29 $.

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	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	1.20	275,000.00	330,000.00	330,000							

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