LOT 21
IN OR 1352/1014
EGANS BLUFF #3 PB 5/243

REICHERT LVG TRUST/REICHERT SAMUEL W TRUSTEE
96121 MARSH LAKES DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0021-0000

BUILDING CHARACTERISTICS

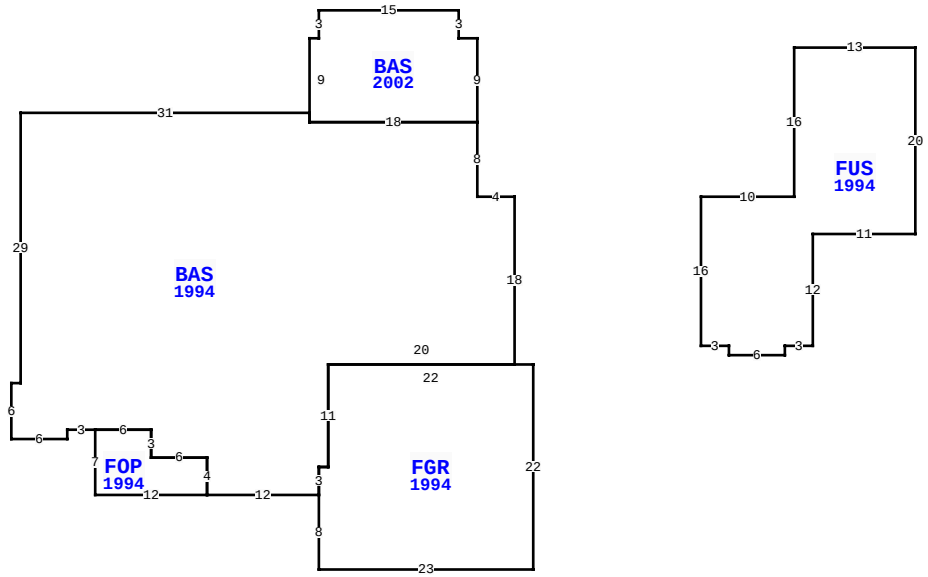
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,725	100	1994	1,725	248,434
BAS	207	100	2002	207	29,812
FGR	495	55	1994	272	39,173
FOP	66	30	1994	20	2,880
FUS	450	100	1994	450	64,809
TOTALS	2,943			2,674	385,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,674	120.3360	167.27	447,280	1994	1999	0	0	0	13.90	86.10

1 SNGL FAM 0% - 0 Heated Area: 2382 HX Base Yr



2832 E 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	385,108
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	330,000
TOTAL MARKET VALUE	716,548
SOH/AGL Deduction	20,885
ASSESSED VALUE	695,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	695,663
TOTAL JUST VALUE	716,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	703,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210347	ADDITION	24,000	10/01/2002
B00705	NEW CONSTR	94,852	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/1014	9/26/2005	WD	Q	I		469,000
GRANTOR: KIGHT JERRY E & JOY L						
GRANTEE: REICHERT SAMUEL W &						
0689/0771	9/30/1993	WD	Q	V		45,000
GRANTOR: FEDERAL TRUST BANK						
GRANTEE: KIGHT JERRY & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 N8 BAS=[YR=2002] N9 W2 N3 W15 S3 W1 S9 E18 $ W18 N1 W31 S29 W1 S6 E6 N1 E3 FOP=[YR=1994] S7 E12 N4 W6 N3 W6 $ E6 S3 E6 S4 E12 FGR=[YR=1994] S8 E23 N22 W22 S11 W1 S3 $ N3 E1 N11 E20 N18 $ PTR=E20 FUS=[YR=1994] E10 N16 E13 S20 W11 S12 W3 S1 W6 N1 W3 N16$ W20$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	72	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	0		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