LOT 22
IN OR 2087/1956
EGANS BLUFF #3 PB 5/243

GUILMETTE ROBERT & LINDA
259 HOUSATONIC DR
MILFORD, CT 06460

2026

00-00-30-021C-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

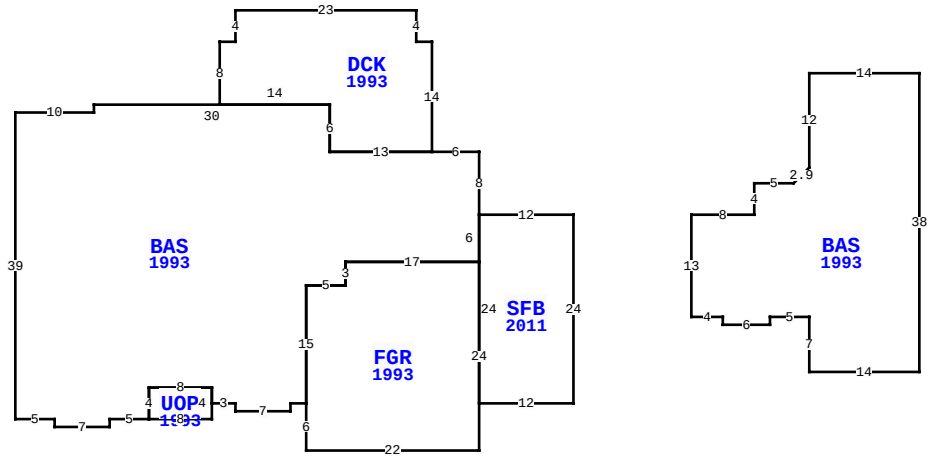
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	763	100	1993	763	108,708
BAS	1,769	100	1993	1,769	252,037
DCK	386	10	1993	39	5,557
FGR	513	55	1993	282	40,178
SFB	288	80	2011	230	32,769
UOP	32	20	1993	6	855
TOTALS	3,751			3,089	440,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,089	118.4960	164.71	508,789	1993	1998	0	0	0	13.50	86.50

1 SNGL FAM 0% - 0 Heated Area: 2762 HX Base Yr



2828 E PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	440,102
TOTAL MARKET OB/XF VALUE	1,652
TOTAL LAND VALUE - MARKET	330,000
TOTAL MARKET VALUE	771,754
SOH/AGL Deduction	25,248
ASSESSED VALUE	746,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	746,506
TOTAL JUST VALUE	771,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	757,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213182	ROOF	12,000	10/01/2012
20121734	FRTDR	1,200	08/22/2012
B340	NEW CONSTR	109,824	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1956	12/08/2016	WD	Q	I	01	475,500
GRANTOR: NEWMAN LEWIS S & AUDR						
GRANTEE: GUILMETTE ROBERT &						
0933/1135	5/24/2000	WD	U	I		317,000
GRANTOR: TODD TOM R JR & JENNI						
GRANTEE: NEWMAN LEWIS S & AU						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2011] W12 BAS=[YR=1993] N8 W6 DCK=[YR=1993] N14 W2 N4 W23 S4 W2 S8 E14 S6 E13$ W13 N6 W30 S1 W10 S39 E5 S1 E7 N1 E5 UOP=[YR=1993] E8 N4 W8 S4$ N4 E8 S2 E3 S1 E7 N1 E2 FGR=[YR=1993] S6 E22 N24 W17 S3 W5 S15$ N15 E5 N3E17 N6$ S24 E12 N24$ PTR= E15 BAS=[YR=1993] E8 N4 E5 U2 R2 N12 E14 S38 W14 N7 W5 S1 W6 N1 W4 N13$ 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
5	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	2000	2000	3	20	252	

LAND DESCRIPTION

TOTAL OB/XF 1,652

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