

LOT 23 & S2 FT OF LOT 24
IN OR 2485/1512
EGANS BLUFF #3 PB 5/243

WARREN JAMES A III & INGA
2814 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	

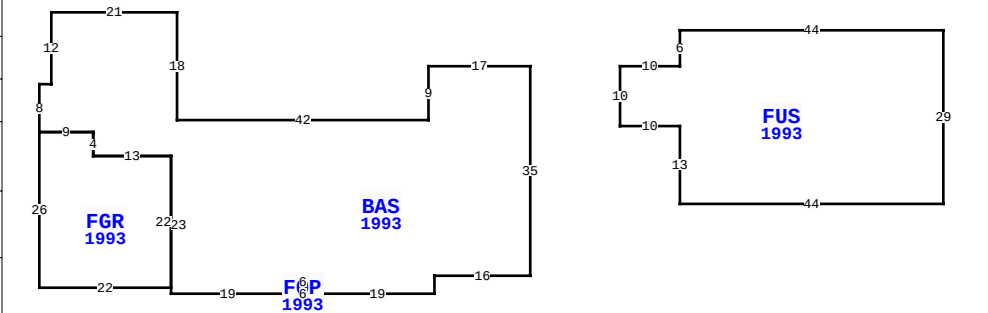
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	1993	2,319	286,747
FGR	520	55	1993	286	35,364
FOP	12	30	1993	4	494
FUS	1,376	100	1993	1,376	170,144
TOTALS	4,227			3,985	492,750

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,985	114.7815	159.55	635,807	1990	1995	0	0	22.50	77.50
1 SNGL FAM			100% - 2022			Heated Area: 3695			HX Base Yr 2022		



2814 E PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
43,780											

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
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

Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											8
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						492,750					
TOTAL MARKET OB/XF VALUE						43,780					
TOTAL LAND VALUE - MARKET						330,000					
TOTAL MARKET VALUE						866,530					
SOH/AGL Deduction						246,724					
ASSESSED VALUE						619,806					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						568,395					
TOTAL JUST VALUE						866,530					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						820,557					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313308	ROOF	17,866	01/01/2013
6556	SWIM POOL	11,500	06/25/1990
6334	NEW CONSTR	126,424	03/07/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2485/1512	7/29/2021	WD	Q	I	01	770,000	
GRANTOR: PARKER SARA B SPECIAL							
GRANTEE: WARREN JAMES A III							
2485/1510	7/29/2021	WD	U	I	11	100	
GRANTOR: BENZEL JAMES JR P/R 0							
GRANTEE: PARKER SARA B SPECI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 S9 W42 N18 W21 S12 W2S8 FGR=[YR=1993] S26 E22 N22 W13 N4 W9 \$ E9 S4 E13 S23 E19 FOP=[YR=1993] E6 N2 W6 S2 \$ N2 E6 S2 E19 N3 E16 N35 \$ PTR= E15 FUS=[YR=1993] E10 N6 E44 S29 W44 N13 W10 N10 \$ W15 \$.									

Common: 330,000 PRINTED 07/09/2026 BY SYS