LOT 27
EGANS BLUFF #3 PB 5/243

BUSLER ROBERT C & LINDA J
2781 PARK SQUARE PLACE E
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

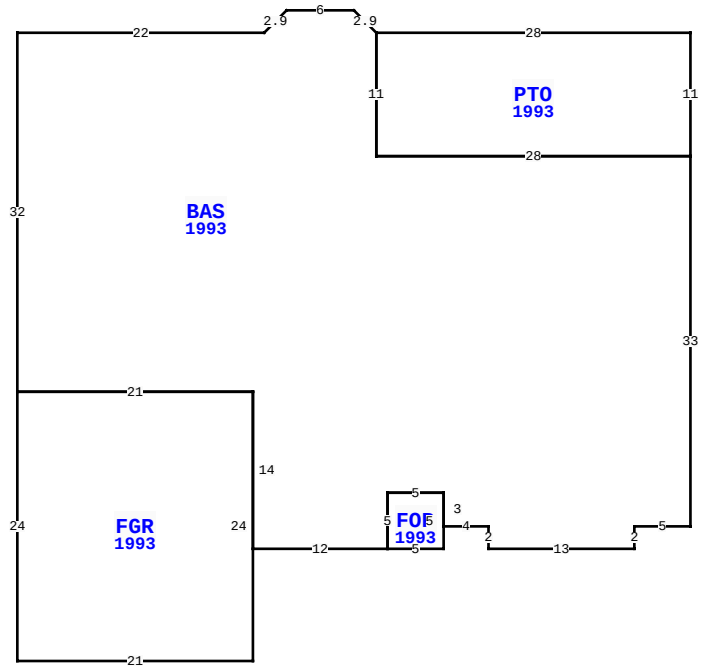
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,131	100	1993	2,131	299,528
FGR	504	55	1993	277	38,935
FOP	25	30	1993	8	1,124
PTO	308	5	1993	15	2,108
TOTALS	2,968			2,431	341,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,431	120.8144	167.93	408,238	1990	1995	0	0	0	16.30	83.70

1 SNGL FAM 100% - 2021 Heated Area: 2131 HX Base Yr 2021



2781 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		341,695
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		673,935
SOH/AGL Deduction		333,285
ASSESSED VALUE		340,650
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		289,239
TOTAL JUST VALUE		673,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		662,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213201	ROOF	7,000	11/01/2012
6203	NEW CONSTR	79,014	01/08/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0849	5/19/2020	WD	Q	I	01	440,000
GRANTOR: GRAHAM JUDITH R REV T						
GRANTEE: BUSLER ROBERT C & L						
0987/0137	5/17/2001	WD	U	I	07	100
GRANTOR: GRAHAM JUDITH R						
GRANTEE: GRAHAM JUDITH R TRU						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W28 BAS=[YR=1993] U2 L2 W6 D2 L2 W22 S32 FGR=[YR=1993] S24 E21 N24 W21 $ E21 S14 E12 FOP=[YR=1993] E5 N5 W5 S5 $ N5 E5 S3 E4 S2 E13 N2 E5 N33 W28 N11 $ S11 E28 N11 $.

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	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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