LOT 29 (EX ELY 2 FT)
EGANS BLUFF #3 PB 5/243

TUCKER JAMES A & BARBARA S L/E/
2789 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0029-0000

BUILDING CHARACTERISTICS

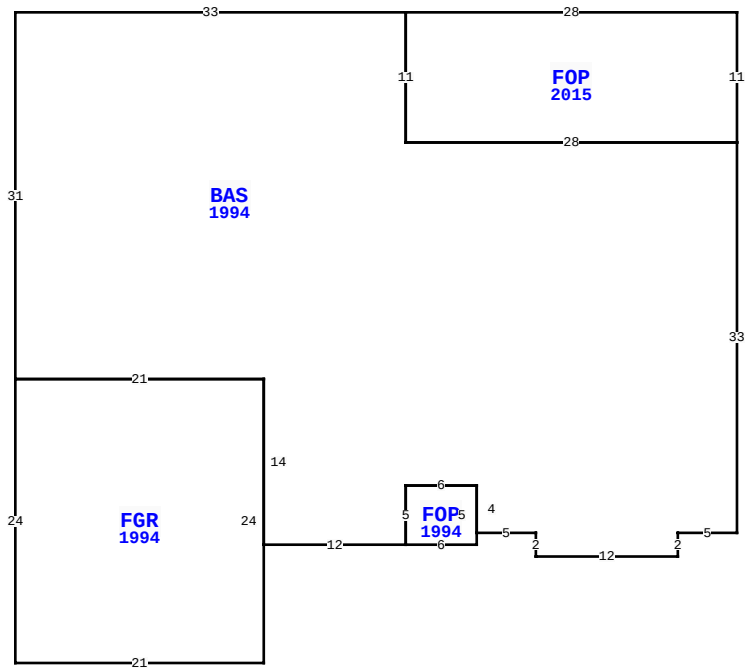
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,115	100	1994	2,115	310,895
FGR	504	55	1994	277	40,718
FOP	30	30	1994	9	1,323
FOP	308	30	2015	92	13,523
TOTALS	2,957			2,493	366,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,493	121.5504	168.96	421,217	1994	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 1995 Heated Area: 2115 HX Base Yr 1995



2789 E PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		366,459
TOTAL MARKET OB/XF VALUE		53,280
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		749,739
SOH/AGL Deduction		485,157
ASSESSED VALUE		264,582
TOTAL EXEMPTION VALUE	HX HB VX VP	243,765
BASE TAXABLE VALUE		20,817
TOTAL JUST VALUE		749,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24253	ADDITION	18,557	12/01/2010
B00905	NEW CONSTR	92,777	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0536	1/26/2022	QC	U	I	11	100
GRANTOR: TUCKER JAMES A & BARB						
GRANTEE: TUCKER JAMES PETE						
0707/1554	6/23/1994	WD	Q	I		198,500
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: TUCKER JAMES A & BA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W28 BAS=[YR=1994] W33 S31 FGR=[YR=1994] S24 E21 N24 W21$ E21 S14 E12 FOP=[YR=1994] E6 N5 W6 S5$ N5 E6 S4 E5 S2 E12 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	1994	1994	3	72	2,520	
4	0911	SCRN RM A	0	100	40	20	800.00	SF	18.00	18.00	100	2011	2011	3	40	5,760	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 53,280

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