

LOT 33
IN OR 1883/1058
EGANS BLUFF #3 PB 5/243

RIBAUDO FRANK W & MARGARET R
2817 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0033-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	16	WD FR STUC 70	0900	01	2,722	124.3104	172.79	470,334	1991	1991	0	0	0	19.31	80.69	VALUATION BY STANDARD													
Exterior Wall	20	FACE BRICK 30	1 SNGL FAM 100% - 2014													Heated Area: 2360 HX Base Yr 2014													
Roof Structure	03	GABLE/HIP 100															Tax Group: 8 Tax Dist:												
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 379,513												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 58,802												
Interior Floor	14	CARPET 80															TOTAL LAND VALUE - MARKET 275,000												
Interior Floor	11	CLAY TILE 20															TOTAL MARKET VALUE 713,315												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 302,689												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 410,626												
Bedrooms	4	100															TOTAL EXEMPTION VALUE HX HB 51,411												
Bathrooms	3	100															BASE TAXABLE VALUE 359,215												
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 713,315												
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 686,502																										
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	2,112	100	1993	2,112	294,464																								
BAS	248	100	2022	248	34,577																								
FGR	441	55	1993	243	33,880																								
FOP	20	30	1993	6	837																								
FOP	370	30	2022	111	15,476																								
UST	4	45	1993	2	279																								
TOTALS	3,195			2,722	379,513																								
EXTRA FEATURES						2817 PARK SQUARE PL, FERNANDINA BEACH																							
L N	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	1991	1991	3	66	2,310														
3	0911	SCRN RM A	0	100	0	0	1,018.00	SF 18.00	18.00	100	2022	2022	3	90	16,492														
4	0860	POOL/SPA	0	100	0	0	1.00	UT 40,000.00	40,000.00	100	2022	2022	03	100	40,000														
LAND DESCRIPTION																													
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	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	1.00	275,000.00	275,000.00	275,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS																													