LOT 36
EGANS BLUFF #3 PB 5/243

WILLIAMS JANICE G
2847 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0036-0000

BUILDING CHARACTERISTICS

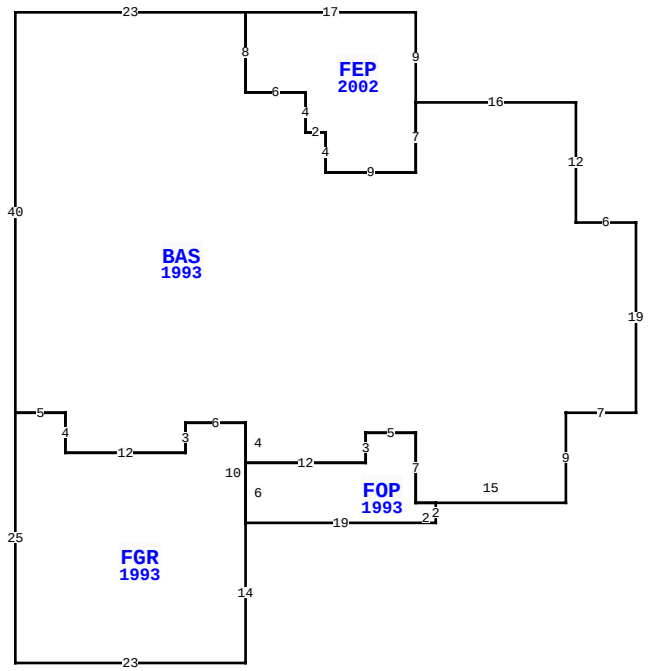
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,253	100	1993	2,253	340,639
FEP	216	80	2002	173	26,157
FGR	521	55	1993	287	43,393
FOP	121	30	1993	36	5,443
TOTALS	3,111			2,749	415,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,749	125.7456	174.79	480,498	1993	1998	0	0	0	13.50	86.50

1 SNGL FAM 100% - 1994 Heated Area: 2253 HX Base Yr 1994



2847 PARK SQUARE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		415,631
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		693,081
SOH/AGL Deduction		427,644
ASSESSED VALUE		265,437
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		209,026
TOTAL JUST VALUE		693,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209305	ADDITION	14,500	02/01/2002
8344	NEW CONSTR	101,982	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1777	11/13/2025	LE	U	I	11	100
GRANTOR: HOLLEY JERRY C						
GRANTEE: WILLIAMS JANICE G						
0674/1523	2/03/1993	WD	Q	I		167,400
GRANTOR: ALMAND AMOS JR & D J						
GRANTEE: HOLLEY JERRY & M G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N12 W16 FEP=[YR=2002] N9 W17 S8 E6 S4 E2 S4 E9 N7 $ S7 W9 N4 W2 N4 W6 N8 W23 S40 FGR=[YR=1993] S25 E23 N14 FOP=[YR=1993] E19 N2 W2 N7 W5 S3 W12 S6 $ N10 W6 S3 W12 N4 W5 $ E5 S4 E12 N3 E6 S4 E12 N3 E5 S7 E15 N9 E7 N19 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	1.00	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