

LOT 37
IN OR 2222/1184
EGANS BLUFF #3 PB 5/243

GRIMAUDO FRANK M & LISA B L/E/
2855 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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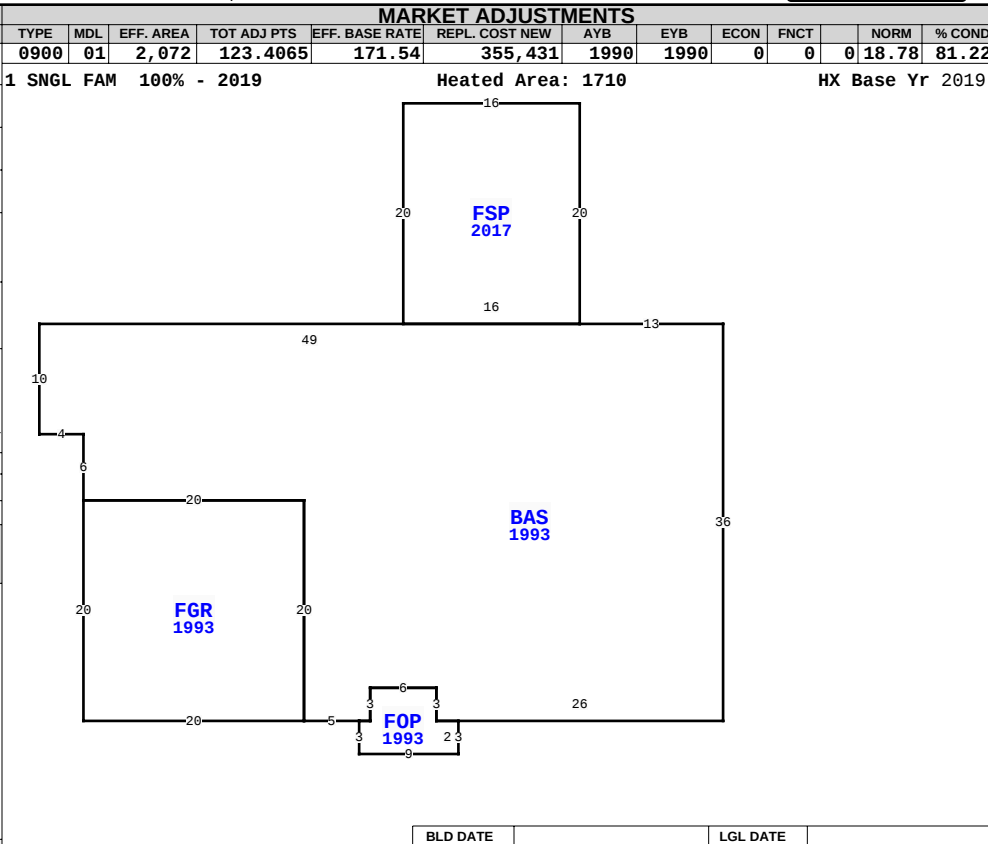
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1993	1,710	238,245
FGR	400	55	1993	220	30,652
FOP	45	30	1993	14	1,951
FSP	320	40	2017	128	17,833
TOTALS	2,475			2,072	288,681

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1990	1990	3	64	2,240
4	0754	FOP	0	100	8	11		88.00	SF 15.00	15.00	100	2017	2017	3	70	924

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
4	0754	FOP

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4	0754	FOP

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		288,681
TOTAL MARKET OB/XF VALUE		3,164
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		566,845
SOH/AGL Deduction		236,125
ASSESSED VALUE		330,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,309
TOTAL JUST VALUE		566,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703246	FSP	57,000	05/01/2017
6115	NEW CONSTR	68,649	11/14/1989

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2222/1184	9/06/2018	LE U
GRANTOR: GRIMAUDO FRANK M & LI		
GRANTEE: GRIMAUDO FRANK M &		
2034/0081	3/08/2016	WD Q I 01
GRANTOR: SMITH PHILIP A & JENN		
GRANTEE: GRIMAUDO FRANK M &		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W13 FSP=[YR=2017] N20 W16 S20 E16 \$ W49 S10 E4		
S6 FGR=[YR=1993] S20 E20 N20 W20 \$ E20 S20 E5 FOP=[YR=1993]		
S3 E9 N3 W2 N3 W6 S3 W1 \$ E1 N3 E6 S3 E26 N36 \$.		