

LOT 42  
IN OR 2369/632  
EGANS BLUFF #3 PB 5/243

WRIGHT ANNA MARY LVG TRUST/WRIGHT ANNA MARY TRUSTE  
2901 PARK SQUARE PLACE  
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0042-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 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                 |    | 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 |          |    |

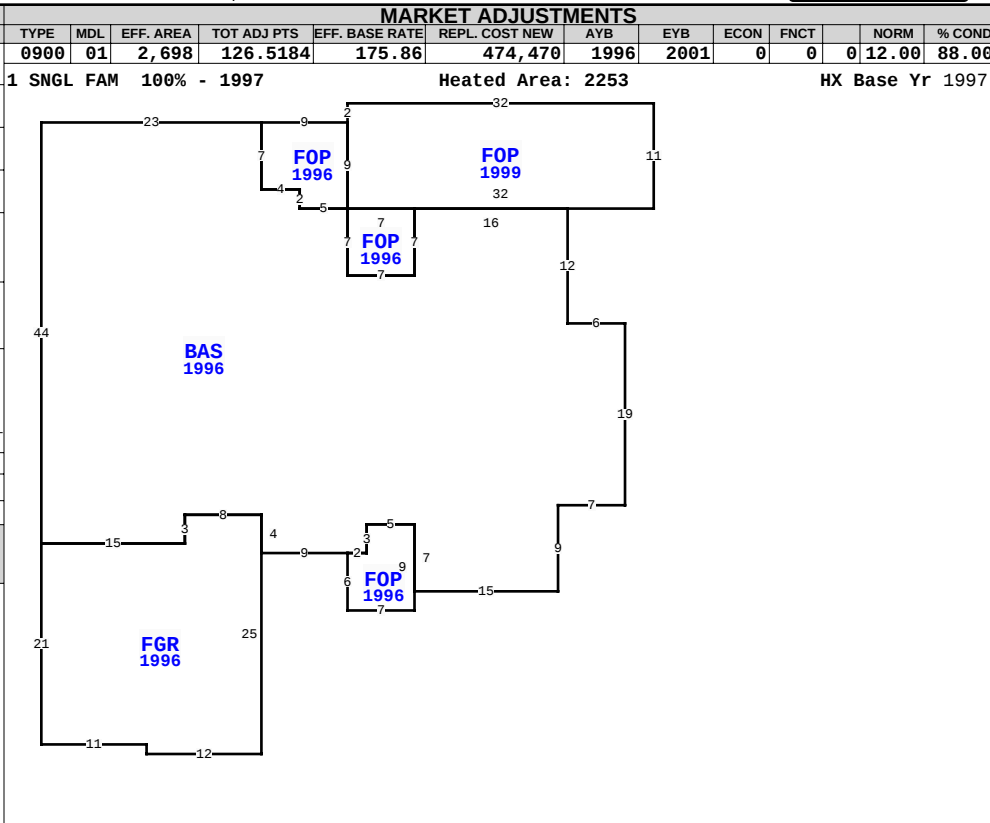
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,253            | 100         | 1996 | 2,253        | 348,667              |
| FGR       | 519              | 55          | 1996 | 285          | 44,106               |
| FOP       | 49               | 30          | 1996 | 15           | 2,321                |
| FOP       | 57               | 30          | 1996 | 17           | 2,631                |
| FOP       | 73               | 30          | 1996 | 22           | 3,405                |
| FOP       | 352              | 30          | 1999 | 106          | 16,404               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,303 |  |  | 2,698 | 417,534 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |           |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00  |
| 4              | 0860       | POOL/SPA    | 0   | 100 | 0  | 0  | 1.00   | UT | 50,000.00 |
| 5              | 0910       | SCRN RM L   | 0   | 100 | 45 | 22 | 990.00 | SF | 15.00     |
| 7              | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 14 | 140.00 | SF | 21.30     |
| 8              | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 12 | 120.00 | SF | 21.30     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|
| 2901 PARK SQUARE PL, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 49,711                    |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 275,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 8 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 8              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 417,534   |   |
| TOTAL MARKET OB/XF VALUE  |  | 49,711    |   |
| TOTAL LAND VALUE - MARKET |  | 275,000   |   |
| TOTAL MARKET VALUE        |  | 742,245   |   |
| SOH/AGL Deduction         |  | 432,901   |   |
| ASSESSED VALUE            |  | 309,344   |   |
| TOTAL EXEMPTION VALUE     |  | 51,411    |   |
| BASE TAXABLE VALUE        |  | 257,933   |   |
| TOTAL JUST VALUE          |  | 742,245   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 698,625   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9906106   | XFOB        | 12,312 | 05/01/1999 |
| B9905971   | SWIM POOL   | 18,000 | 04/01/1999 |
| B9502243   | NEW CONSTR  | 89,421 | 09/01/1995 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2369/0632                      | 6/12/2020 | SW        | U   | I   | 11     |
| GRANTOR: WRIGHT ANNA MARY & LO |           |           |     |     |        |
| GRANTEE: WRIGHT ANNA MARY LI   |           |           |     |     |        |
| 0761/1874                      | 6/04/1996 | WD        | U   | I   | 07     |
| GRANTOR: ALMAND AMOS F JR & DO |           |           |     |     |        |
| GRANTEE: WRIGHT ANNA & LORAI   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                      |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| FOP=[YR=1999] W32 S2 FOP=[YR=1996] W9 BAS=[YR=1996] W23 S44 FGR=[YR=1996] S21 E11 S1 E12 N25 W8 S3 W15 \$ E15 N3 E8 S4 E9 FOP=[YR=1996] S6 E7 N9 W5 S3 W2 \$ E2 N3 E5 S7 E15 N9 E7 N19 W6 N12 W16 FOP=[YR=1996] W7 S7 E7 N7 \$ S7 W7 N7 W5 N2 W4 N7 \$ S7 E4 S2 E5 N9 \$ S9 E32 N11 \$ . |  |  |  |  |  |