LOT 45
IN OR 2129/1768
EGANS BLUFF #3 PB 5/243

WHITE MATTHEW W & WENDY E
2921 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0045-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

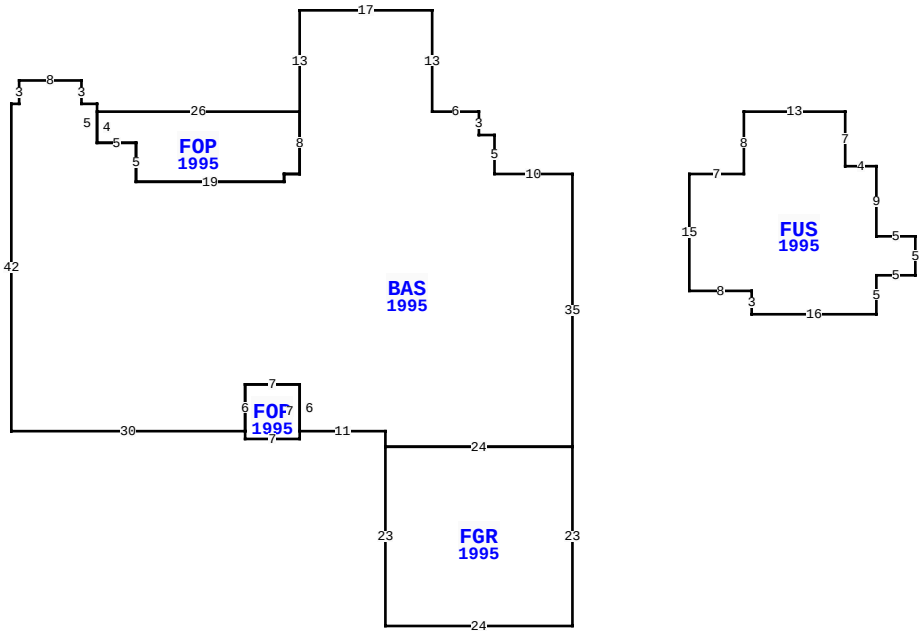
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,921	100	1995	2,921	423,585
FGR	552	55	1995	304	44,084
FOP	49	30	1995	15	2,175
FOP	207	30	1995	62	8,991
FUS	541	100	1995	541	78,453
TOTALS	4,270			3,843	557,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,843	119.2320	165.73	636,900	1995	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2018 Heated Area: 3462 HX Base Yr 2018



2921 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		557,288
TOTAL MARKET OB/XF VALUE		48,246
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		880,534
SOH/AGL Deduction		418,740
ASSESSED VALUE		461,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		410,383
TOTAL JUST VALUE		880,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		827,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502325	XFOB	10,234	10/01/1995
B9502203	SWIM POOL	27,400	08/01/1995
B9502042	NEW CONSTR	130,639	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/1768	6/28/2017	WD	Q	I	01	525,000
GRANTOR: SCOTT JACK H						
GRANTEE: WHITE MATTHEW W & W						
1079/0609	9/06/2002	WD	U	I	07	100
GRANTOR: MIKIULSKI STEFAN & CA						
GRANTEE: SCOTT JACK H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W10 N5 W2 N3 W6 N13 W17 S13 FOP=[YR=1995] W26 S4 E5 S5 E19 N1E2N8$S8 W2 S1 W19 N5 W5 N5 W2 N3 W8 S3 W1 S42 E30 FOP=[YR=1995] S1 E7 N7 W7 S6 $ N6 E7 S6 E11 S2 FGR=[YR=1995] S23 E24 N23 W24 $ E24 N35 $ PTR= E15 FUS=[YR=1995] E7 N8 E13 S7 E4 S9 E5 S5 W5 S5 W16 N3 W8 N15 $ W15 $.

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	1995	1995	3	74	2,590	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
6	0910	SCRN RM L	0	100	0	0	1,052.00	SF	15.00	15.00	100	1995	1995	3	20	3,156	

LAND DESCRIPTION

TOTAL OB/XF 48,246

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