LOT 47
EGANS BLUFF #3 PB 5/243

PATRICK CHRISTOPHER & LYNN
211 MONTAG CIR NE
ATLANTA, GA 30307

2026

00-00-30-021C-0047-0000

BUILDING CHARACTERISTICS

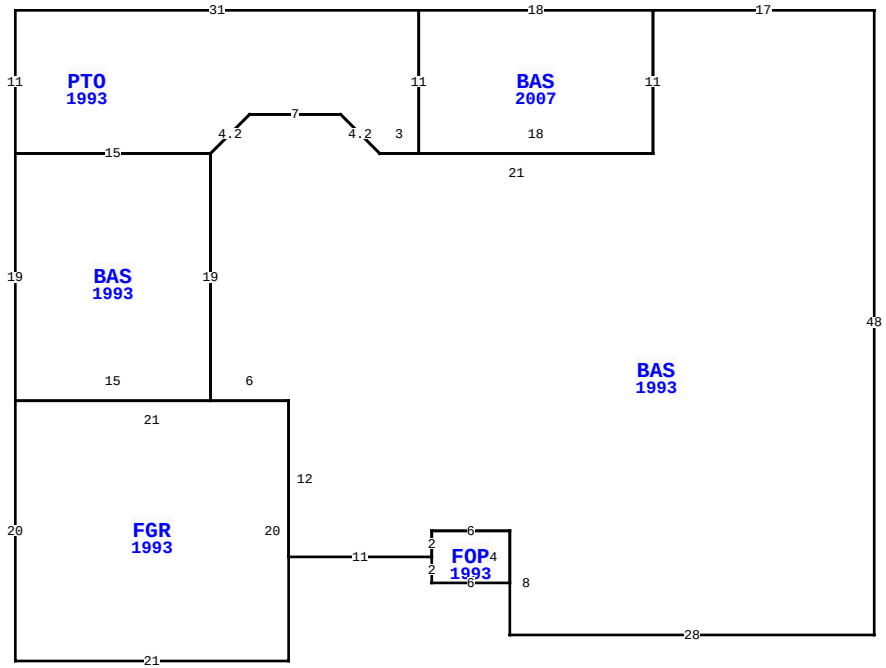
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100	1993	285	42,068
BAS	1,882	100	1993	1,882	277,796
BAS	198	100	2007	198	29,226
FGR	420	55	1993	231	34,097
FOP	24	30	1993	7	1,033
PTO	311	5	1993	16	2,362
TOTALS	3,120			2,619	386,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	124.2000	172.64	452,144	1991	1996	0	0	0	14.50	85.50

1 SNGL FAM 0% - 2026 Heated Area: 2365 HX Base Yr



2939 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	386,583
TOTAL MARKET OB/XF VALUE	44,081
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	705,664
SOH/AGL Deduction	0
ASSESSED VALUE	705,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	705,664
TOTAL JUST VALUE	705,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	674,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000558	PRIVATE PROVIDER	49,253	01/20/2026
B20363	SWIM POOL	38,038	08/01/2007
7549	NEW CONSTR	78,428	09/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2808/1514	8/04/2025	WD	Q	I	01	830,000

GRANTOR: ESS HARLEY & PATRICIA
GRANTEE: PATRICK CHRISTOPHER

1823/0279	11/06/2012	WD	Q	I	02	357,000

GRANTOR: SMITH RICHARD A & JUD
GRANTEE: ESS HARLEY & PATRIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 BAS=[YR=2007] W18 PTO=[YR=1993] W31 S11 BAS=[YR=1993] S19 FGR=[YR=1993] S20 E21 N20 W21$ E15 N19 W15$ E15 U3 R3 E7 D3 R3 E3 N11$ S11 E18 N11$ S11 W21 L3 U3 W7 L3 D3 S19 E6 S12 E11 FOP=[YR=1993] S2 E6 N4 W6 S2$ N2 E6 S8 E28 N48$.

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	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
6	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2005	2005	3	21	716	
7	0820	WOOD WALK	0	0	0	0	263.00	SF	8.23	8.23	100	2007	2007	3	40	865	

LAND DESCRIPTION

TOTAL OB/XF 44,081

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	0		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