

GRECO CHRISTOPHER & CATHY S ET AL/CLIFFORD LOUISE
2977 PARK SQUARE PL
FERNANDINA BEACH, FL 32034

00-00-30-021C-0050-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

RooF Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREA SUBAREA MARKET VALUEBAS2,34010019962,340335,498FGR49355199627138,855FOP56301996172,438FOP2883019968612,330SFB21080199616824,087TOTALES3,3872,882413,207EXTRA FEATURESBLD DATEXF DATEINC DATELGL DATESALE PRICEAG DATENOTES

TOTALS3,3872,882413,207

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT % COND

0900012,882120.6396167.69483,283199619960014.5085.50

1 SNGL FAM 100% - 2021Heated Area: 2508HX Base Yr 2021

FOP BAS SFB FGR

2977 PARK SQUARE PL, FERNANDINA BEACHFLORIDA 32110

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

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199619963762,660

30860POOL/SPA0100001.00UT50,000.0050,000.0010019971997048542,500

50910SCRN RM L010000966.00SF15.0015.00100199719973202,898

LAND DESCRIPTION TOTAL OB/XF48,058

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE413,207

TOTAL MARKET OB/XF VALUE48,058

TOTAL LAND VALUE - MARKET275,000

TOTAL MARKET VALUE736,265

SOH/AGL Deduction259,411

ASSESSED VALUE476,854

TOTAL EXEMPTION VALUE HX HB51,411

BASE TAXABLE VALUE425,443

TOTAL JUST VALUE736,265

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE689,753

SALES DATAOFF RECORD NumberDATETYPE INSTQUANTITYVOLUME IPRICE SALE PRICE2352/02444/03/2020WDQI01585,000GRANTOR: SKULMIS VILIS HGRANTEE: GRECO CHRISTOPHER S1969/17663/20/2015WDDQI01426,500GRANTOR: STOTZNER WILLIAM T &GRANTEE: SKULMIS VILIS HBUILDING NOTESTOTALS

BUILDING DIMENSIONS

BAS=[YR=1996] W18 S11 W9 FOP=[YR=1996] W32 S9 E32 N9\$ S9 W35 S32 E15 N4 E10 FOP=[YR=1996] S2 E7 N8 W7 S6\$ N6 E7 S6 E12 SFB=[YR=1996] S10 FGR=[YR=1996] S23 E6 S1 E10 N1 E5 N23 W21\$ E21 N10 W21\$ E23 N29 W5 N19\$.