

LOT 73 (EX E'LY 10 FT)
EGANS BLUFF #3 PB 5/243

JOHNSON KENT ALLEN L/E/
2850 PARK SQUARE PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0073-0000



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	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	2,392	100	1993	2,392	355,450
FGR	434	55	1993	239	35,515
FOP	56	30	1993	17	2,526
FOP	195	30	1993	58	8,619
TOTALS	3,077			2,706	402,110

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,706	124.3104	172.79	467,570	1992	1997	0	0	0 14.00	86.00
1 SNGL FAM		100% - 1999		Heated Area: 2392				HX Base Yr 1999			
The floor plan diagram illustrates a building layout with three distinct areas: FOP 1993 (top left), BAS 1993 (center), and FGR 1993 (bottom right). The FOP 1993 area is a rectangular section with a width of 29 and a height of 27. The BAS 1993 area is a large central rectangular section with a width of 22 and a height of 48. The FGR 1993 area is a rectangular section with a width of 23 and a height of 21. The diagram also shows various connecting lines and dimensions, such as a vertical line of 23 on the left, a horizontal line of 29 at the top, and a vertical line of 48 on the right. The total area is 2392, and the base year is 1999.											
BLD DATE				LGL DATE							

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					402,110				
TOTAL MARKET OB/XF VALUE					49,465				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					726,575				
SOH/AGL Deduction					439,029				
ASSESSED VALUE					287,546				
TOTAL EXEMPTION VALUE					HX HB		51,411		
BASE TAXABLE VALUE					236,135				
TOTAL JUST VALUE					726,575				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					678,942				