



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	2031.00
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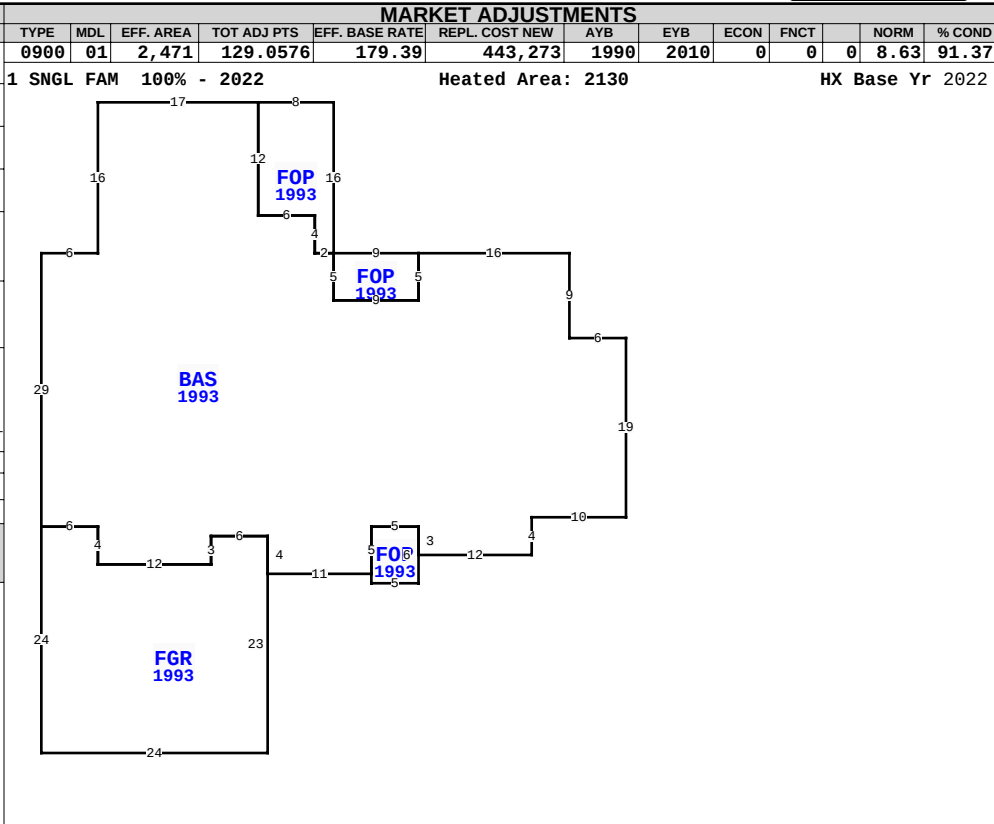
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	1993	2,130	349,126
FGR	522	55	1993	287	47,042
FOP	30	30	1993	9	1,476
FOP	45	30	1993	14	2,294
FOP	104	30	1993	31	5,081

TOTALS	2,831			2,471	405,019
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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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
5	0910	SCRN RM L	0	100	0	0	1,414.00	SF	15.00

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	12/28/2023	BY	TWA
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2862 PARK SQUARE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	405,019								
TOTAL MARKET OB/XF VALUE	57,482								
TOTAL LAND VALUE - MARKET	275,000								
TOTAL MARKET VALUE	737,501								
SOH/AGL Deduction	141,777								
ASSESSED VALUE	595,724								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	544,313								
TOTAL JUST VALUE	737,501								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	684,476								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20199	ELEC OTHER	0	11/01/2007
7570	SWIM POOL	22,050	10/03/1991
6504	NEW CONSTR	78,945	06/04/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2783/319	4/24/2025	LE	U	I	11	100	
GRANTOR: STINES ERNEST CHARLES							
GRANTEE: STINES TANNER CHARL							
2275/1617	4/24/2019	WD	Q	I	01	490,000	
GRANTOR: NISTAD JOHN R &							
GRANTEE: STINES ERNEST CHARL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N9 W16 FOP=[YR=1993] W9 S5 E9 N5 \$ S5 W9 N5 FOP=[YR=1993] N16 W8 S12 E6 S4 E2 \$ W2 N4 W6 N12 W17 S16 W6 S29 FGR=[YR=1993] S24 E24 N23 W6 S3 W12 N4 W6 \$ E6 S4 E12 N3 E6 S4 E11 FOP=[YR=1993] S1 E5 N6 W5 S5 \$ N5 E5 S3 E12 N4 E10 N19 \$.									

OTHER ADJUSTMENTS AND NOTES									

REVIEW DATE	12/28/2023	BY	TWA
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