BLOCK 280 LOT 1
CITY OF FDNA BEACH

ES & MS LIVING TRUST/SLOAN ELLIOT JOHN TRUSTEE
2802 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1800-0280-0010**

## BUILDING CHARACTERISTICS

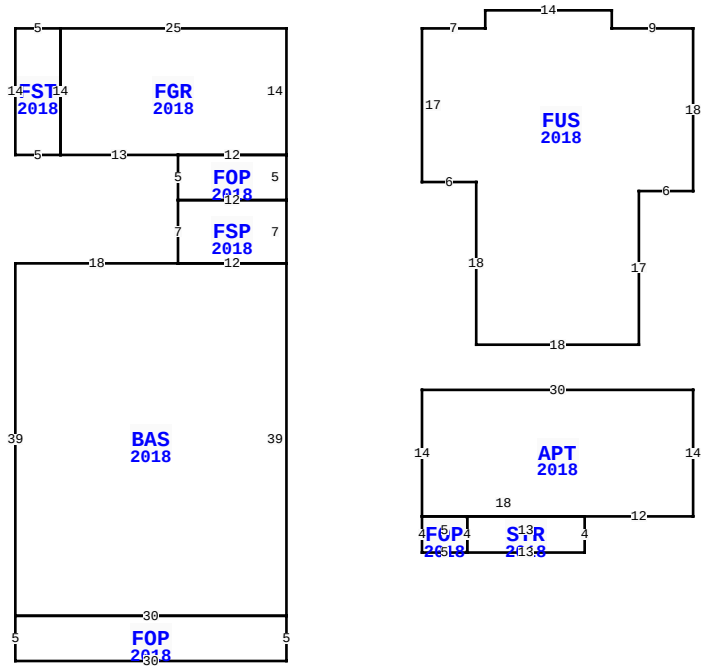
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 420 | 100 | 2018 | 420 | 84,319 |
| BAS | 1,170 | 100 | 2018 | 1,170 | 234,890 |
| FGR | 350 | 55 | 2018 | 192 | 38,546 |
| FOP | 20 | 30 | 2018 | 6 | 1,205 |
| FOP | 60 | 30 | 2018 | 18 | 3,613 |
| FOP | 150 | 30 | 2018 | 45 | 9,035 |
| FSP | 84 | 40 | 2018 | 34 | 6,826 |
| FST | 70 | 55 | 2018 | 38 | 7,629 |
| FUS | 868 | 100 | 2018 | 868 | 174,261 |
| STR | 52 | 10 | 2018 | 5 | 1,004 |
| TOTALS | 3,244 | | | 2,796 | 561,327 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 2,796 | 148.8960 | 206.97 | 578,688 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM 0% - 2026 Heated Area: 2458 HX Base Yr




400 ELM ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 561,327 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 212,500 |
| TOTAL MARKET VALUE | 773,827 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 773,827 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 773,827 |
| TOTAL JUST VALUE | 773,827 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 752,883 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20173980 | CO ISSUED | 0 | 03/11/2019 |
| 20173980 | NEW CONSTR | 312,033 | 12/15/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2827/1144 | 10/27/2025 | QC | U | I | 11 | 100 |
| GRANTOR: SLOAN ELLIOT JOHN & M | | | | | | |
| GRANTEE: ES & MS LIVING TRUS | | | | | | |
| 2363/0666 | 5/21/2020 | WD | Q | I | 01 | 510,000 |
| GRANTOR: CMR ISLAND PROPERTIES | | | | | | |
| GRANTEE: SLOAN ELLIOT J & MI | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

FGR=[YR=2018] W25 FST=[YR=2018] W5 S14 E5 N14$ S14 E13
FOP=[YR=2018] S5 FSP=[YR=2018] S7 BAS=[YR=2018] W18 S39
FOP=[YR=2018] S5 E30 N5 W30$ E30 N39 W12$ E12 N7 W12$ E12 N5
W12$ E12 N14$ PTR=E15 FUS=[YR=2018] E7 N2 E14 S2 E9 S18 W6
S17 W18 N18 W6 N17$ W15$ PTR= E15 S40 APT=[YR=2018] E30 S14
W12 STR=[YR=2018] S4 W13 FOP=[YR=2018] W5 N4 E5 S4$ N4 E13$
W18 N14$ W15 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0006 | R-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,250.00 | 4,250.00 | 212,500 | | | | | | | |

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS