LOT 2
IN OR 2144/347
LANDYNS LAKE PB 6/277

JERNIGAN WILLIAM ASA & LAURIE WELLS
2895 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-035L-0002-0000

BUILDING CHARACTERISTICS

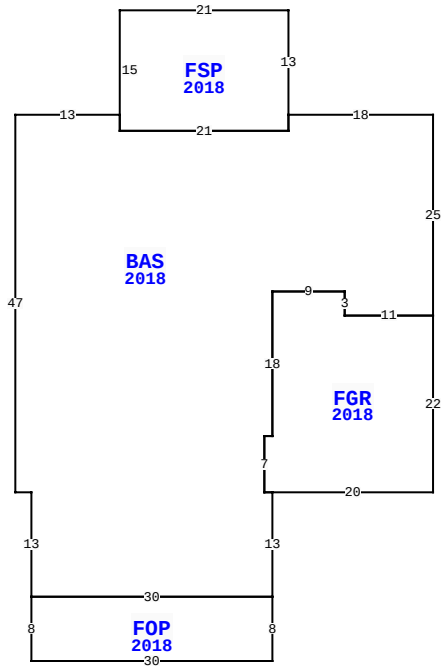
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2,318	379,792
FGR	474	55	261	42,764
FOP	240	30	72	11,796
FSP	315	40	126	20,645
TOTALS	3,347		2,777	454,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,777	116.7264	166.34	461,926	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2318 HX Base Yr 2019



2895 LANDYNS CIR, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		454,997
TOTAL MARKET OB/XF VALUE		12,714
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		767,711
SOH/AGL Deduction		362,978
ASSESSED VALUE		404,733
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		354,733
TOTAL JUST VALUE		767,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173982	NEW CONSTR	305,820	12/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/0347	8/25/2017	WD	Q	V	02	125,000

GRANTOR: COX FAMILY LAND TRUST
GRANTEE: JERNIGAN WILLIAM AS

1540/1330	12/13/2007	TD	U	V	06	100

GRANTOR: WILLIAM H E TRUSTEE
GRANTEE: CAPITAL CONSULTANTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FSP=[YR=2018] N13 W21 S15 E21 N2$ S2 W21 N2 W13 S47 E2 S13 FOP=[YR=2018] S8 E30 N8 W30$ E30 N13 FGR=[YR=2018] E20 N22 W11 N3 W9 S18 W1 S7 E1$ W1 N7 E1 N18 E9 S3 E11 N25$.

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
1	0855	CONC PAVER	0	100	0	0	1,234.00	SF	7.00	7.00	100	2018	2018	3	98	8,465	
2	0855	CONC PAVER	0	100	0	0	164.00	SF	7.00	7.00	100	2018	2018	3	98	1,125	
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2018	2018	3	95	2,554	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 12,714

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	SFR	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 06/26/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS