

LOT 3
IN OR 2135/168
LANDYNS LAKE PB 6/277

PHILLIPS CLARENCE W & CORNELIA
2893 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-035L-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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		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	2,319	100	2,319	380,300
FGR	451	55	248	40,670
FOP	208	30	62	10,168
FOP	240	30	72	11,807
TOTALS	3,218		2,701	442,945

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	846.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,701	117.4320	167.34	451,985	2017	2017	0	0	2.00	98.00	
1 SFR CUST - 100% - 2018 Heated Area: 2319 HX Base Yr 2018												

TOTAL OB/XF 6,233												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0 100	0	0	846.00	SF	7.00	7.00	100	2017	2017
2	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	7.00	100	2017	2017

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2	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	7.00	100	2017	2017

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	442,945		
TOTAL MARKET OB/XF VALUE	6,233		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	749,178		
SOH/AGL Deduction	341,261		
ASSESSED VALUE	407,917		
TOTAL EXEMPTION VALUE	50,000	HX HB	
BASE TAXABLE VALUE	357,917		
TOTAL JUST VALUE	749,178		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	675,513		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162194	CO ISSUED	0	01/17/2017
20162194	NEW CONSTR	291,607	08/11/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2135/0168	7/21/2017	WD Q	I	02	
GRANTOR: COAST HOMES LLC					
GRANTEE: PHILLIPS CLARENCE W					
2057/1591	7/06/2016	TD Q	V	01	
GRANTOR: CAPITAL CONSULTANTS L					
GRANTEE: COAST HOMES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W14 FOP=[YR=2017] N8 W21 S8 E1 S2 E20 N2\$ S2 W20 N2 W18 S26 FGR=[YR=2017] S21 E21 N7 W1 N17 W8 S3 W12\$ E12 N3 E8 S17 E1 S7 W1 S13 FOP=[YR=2017] S8 E30 N8 W30\$ E30 N25 E2 N35\$.									