LOT 4
IN OR 2136/1481
LANDYNS LAKE PB 6/277

PHILLIPS KEITH & JEANETTE ILLSLEY
2891 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-035L-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

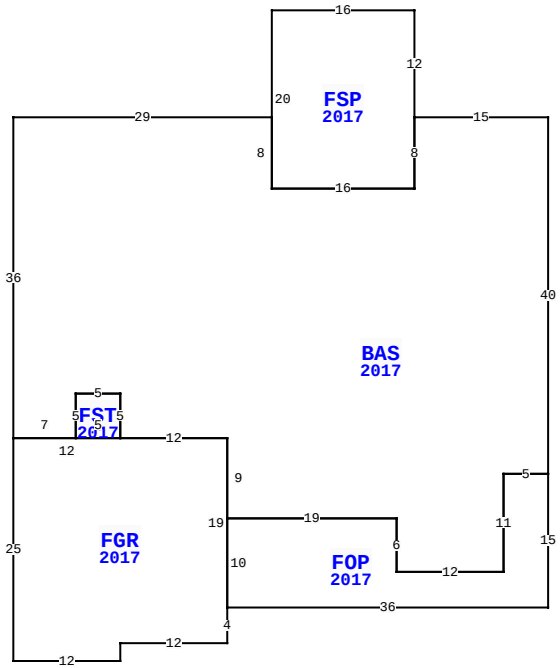
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,378	100	2,378	375,294
FGR	576	55	317	50,029
FOP	313	30	94	14,835
FSP	320	40	128	20,201
FST	25	55	14	2,210
TOTALS	3,612		2,931	462,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,931	113.0115	161.04	472,008	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2018 Heated Area: 2378 HX Base Yr 2018



2891 LANDYNS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,568
TOTAL MARKET OB/XF VALUE		5,540
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		768,108
SOH/AGL Deduction		348,112
ASSESSED VALUE		419,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		369,996
TOTAL JUST VALUE		768,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		696,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163041	CO ISSUED	0	05/16/2017
20163041	NEW CONSTR	298,267	11/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/1481	7/25/2017	WD	Q	I	02	419,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: PHILLIPS KEITH & JE						
2077/0970	10/13/2016	WD	Q	V	01	110,000
GRANTOR: LUXURY HOME BUILDERS						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FSP=[YR=2017] N12 W16 S20 E16 N8$ S8 W16 N8 W29 S36 FGR=[YR=2017] S25 E12 N2 E12 N4 FOP=[YR=2017] E36 N15 W5 S11 W12 N6 W19 S10$ N19 W12 FST=[YR=2017] N5 W5 S5 E5$ W12$ E7 N5 E5 S5 E12 S9 E19 S6 E12 N11 E5 N40$.

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	720.00	SF	7.00	7.00	100	2017	2017	3	97	4,889	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	7.00	7.00	100	2017	2017	3	97	570	
3	0855	CONC PAVER	0	100	4	3	12.00	SF	7.00	7.00	100	2017	2017	3	97	81	

LAND DESCRIPTION

TOTAL OB/XF 5,540

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 03/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS