

LOT 5
IN OR 2070/96
LANDYNS LAKE PB 6/277

BAIRAS RUDOLPH J JR & ANDREA H
2889 LANDYNS CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-30-035L-0005-0000



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	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

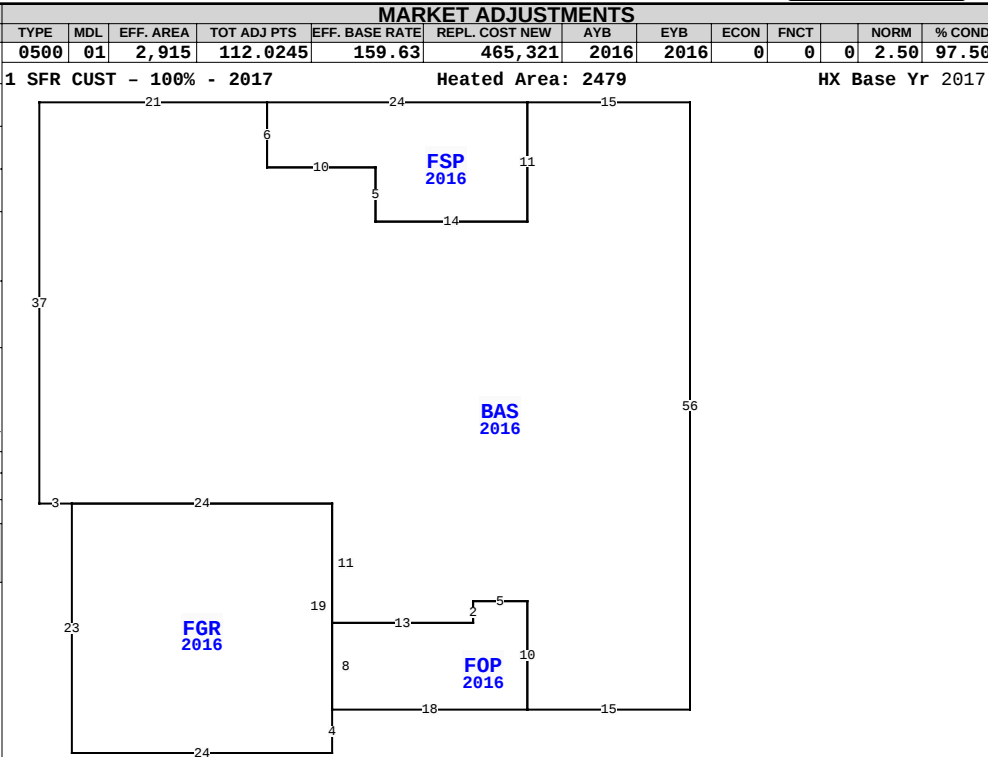
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,479	100	2,479	385,830
FGR	552	55	304	47,315
FOP	154	30	46	7,159
FSP	214	40	86	13,385

TOTALS	3,399		2,915	453,688
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	0		735.00	SF 10.00	100	2016
2	0855	CONC PAVER	0	100	0	0		165.00	SF 10.00	100	2016
3	0855	CONC PAVER	0	100	18	18		324.00	SF 10.00	100	2016
4	1076	TRELLIS A	0	100	16	16		256.00	SF 7.50	100	2016
5	0855	CONC PAVER	0	100	0	0		250.00	SF 10.00	100	2019

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



2889 LANDYNS CIR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 15,962

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					453,688				
TOTAL MARKET OB/XF VALUE					15,962				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					769,650				
SOH/AGL Deduction					340,933				
ASSESSED VALUE					428,717				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					378,717				
TOTAL JUST VALUE					769,650				
NCON VALUE					2,475				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					693,307				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160695	CO ISSUED	0	08/22/2016
20160849	MTLR00F	8,000	03/30/2016
20160695	NEW CONSTR	303,580	03/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/0096	9/06/2016	WD	Q	I	01	423,600
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: BAIAS RUDOLPH J JR						
2024/0089	1/15/2016	WD	Q	V	01	90,000
GRANTOR: LUXURY HOME BUILDERS						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2016] W15 FSP=[YR=2016] W24 S6 E10 S5 E14 N11\$ S11 W14 N5 W10 N6 W21 S37 E3 FGR=[YR=2016] S23 E24 N4 FOP=[YR=2016] E18 N10 W5 S2 W13 S8\$ N19 W24\$ E24 S11 E13 N2 E5 S10 E15 N56\$.											