

LOT 7  
IN OR 1954/609  
LANDYNS LAKE PB 6/277

KRISTENSEN ROBERT A & DANIELLE L  
2885 LANDYNS CIRCLE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-035L-0007-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                                    |                      |           |             |                |                |                | MARKET ADJUSTMENTS |         |             |        |         |                 |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------------------|----------------------|-----------|-------------|----------------|----------------|----------------|--------------------|---------|-------------|--------|---------|-----------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                               | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                | ECON    | FNCT        | NORM   | % COND  | PAGE 1 of 1 2   |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 10               | ABOVE AVG 100  | 0500                               | 01                   | 3,968     | 109.1475    | 155.54         | 617,183        | 2014           | 2014               | 0       | 0           | 0      | 3.50    | 96.50           | VALUATION SUMMARY |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 08               | IRREGULAR 100  | 1 SFR CUST - 100% - 2015           |                      |           |             |                |                |                |                    |         |             |        |         |                 | Heated Area: 3646 |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                    |                      |           |             |                |                |                |                    |         |             |        |         |                 | HX Base Yr 2015   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                     |                  | 3.5 100        |                                    |                      |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                                    |                      |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 2. 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                                                                                                                                           | 2,202            | 100            | 2,202                              | 330,512              |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                           | 472              | 55             | 260                                | 39,025               |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 54               | 30             | 16                                 | 2,402                |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 155              | 30             | 46                                 | 6,905                |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                           | 1,444            | 100            | 1,444                              | 216,739              |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 4,327                              |                      | 3,968     | 595,582     |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 2885 LANDYNS CIR, FERNANDINA BEACH |                      |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 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             |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 1                                                                                                                                             | 0855             | CONC PAVER     | 0 100                              | 0                    | 0         | 672.00      | SF             | 7.00           | 7.00           | 100                | 2014    | 2014        | 3      | 95      | 4,469           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0855             | CONC PAVER     | 0 100                              | 0                    | 0         | 120.00      | SF             | 7.00           | 7.00           | 100                | 2014    | 2014        | 3      | 95      | 798             |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0855             | CONC PAVER     | 0 100                              | 0                    | 0         | 520.00      | SF             | 10.00          | 10.00          | 100                | 2019    | 2019        | 3      | 99      | 5,148           |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| TOTAL OB/XF 10,415                                                                                                                            |                  |                |                                    |                      |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                                    |                      |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION               | CAP                  | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE          | D T     | DPH 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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS |                  |                |                                    |                      |           |             |                |                |                |                    |         |             |        |         |                 |                   |            |                             |      |                        |      |     |    |        |  |  |  |  |  |