

LOT 10
IN OR 1998/1254
LANDYNS LAKE PB 6/277

HEINTZMAN JOHN & HEATHER
25 MCDUGALL RD
WATERLOO, ON N2L-2W4

2023

00-00-30-035L-0010-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,854	100	1,854	260,389
FGR	484	55	266	37,359
FOP	456	30	137	19,241
FUS	960	100	960	134,830
TOTALS	3,754		3,217	451,818

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	0	0	0	664.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	0	0	0	107.00	SF	10.00	10.00	
4	0861	POOL GUNIT	0	0	0	0	337.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	0	0	0	652.00	SF	7.25	7.25	
6	0471	VINYL FNC	0	0	0	0	145.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	SFR	0		R-1A	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,217	107.1294	152.66	491,107	2005	2005	0	0	8.00	92.00
1 SFR CUST - 0% - 0											
Heated Area: 2814											
HX Base Yr											
2879 LANDYNS CIR, FERNANDINA BEACH											

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

BUILDING DIMENSIONS											
BAS=[YR=2005] W7 N8 W12 S8 W41 S17 E2 FOP=[YR=2005] S26 E12 S2 E12 N2 E12 FGR=[YR=2005] S6 E22 N22 W22 S16 \$ N8 W28 N18 W8\$ E8 S18 E28 N8 E22 N4 E2 N7 W2 N16\$ PTR=N20 FUS=[YR=2005] N30 E32 S30 W32\$ S20\$.											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2005] W7 N8 W12 S8 W41 S17 E2 FOP=[YR=2005] S26 E12 S2 E12 N2 E12 FGR=[YR=2005] S6 E22 N22 W22 S16 \$ N8 W28 N18 W8\$ E8 S18 E28 N8 E22 N4 E2 N7 W2 N16\$ PTR=N20 FUS=[YR=2005] N30 E32 S30 W32\$ S20\$.											