

RAWSON BRIAN & ELIZABETH
2880 LANDYN'S CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-035L-0011-0000

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	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 100		0500	01	2,670		111.3840	158.72	423,782	2003	2003		0	0	9.00	91.00	VALUATION BY																									
Roof Structur		03	GABLE/HIP 100		1 SFR CUST - 100% - 2005										Heated Area: 2317										HX Base Yr 2005										STANDARD									
Roof Cover		05	COMP SHNGL 100																						Tax Group: 2										Tax Dist:									
Interior Wall		03	DRYWALL 100																						BUILDING MARKET VALUE										385,642									
Interior Floo		12	HARDWOOD 50																						TOTAL MARKET OB/XF VALUE										39,069									
Interior Floo		14	CARPET 50																						TOTAL LAND VALUE - MARKET										300,000									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										724,711									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										425,559									
Bedrooms			4 100																						ASSESSED VALUE										299,152									
Bathrooms			2.5 100																						TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										249,152									
Stories		2.	2. 100																						TOTAL JUST VALUE										724,711									
Units		00	0 100																						NCON VALUE										0									
Occupancy		00	NONE 100																						INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										561,550									
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	1,163	100	1,163	167,978																																								
FGR	528	55	290	41,886																																								
FOP	210	30	63	9,099																																								
FUS	1,154	100	1,154	166,678																																								
TOTALS		3,055	2,670	385,642																																								
EXTRA FEATURES					2880 LANDYNS CIR, FERNANDINA BEACH										BLD DATE				LGL DATE																									
															XF DATE				LAND DATE																									
															INC DATE				AG DATE																									
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760																													
2	0812	CONCRETE C	0 100	0	0	1,023.00	SF	4.00	4.00	100	2003	2003	3	84	3,437																													
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2003	2003	3	84	393																													
4	0861	POOL GUNIT	0 100	0	0	220.00	SF	85.00	85.00	100	2007	2007	3	52	9,724																													
5	0845	KOOL DECK	0 100	0	0	643.00	SF	7.25	7.25	100	2007	2007	3	89	4,149																													
6	0855	CONC PAVER	0 100	0	0	763.00	SF	10.00	10.00	100	2007	2007	3	89	6,791																													
7	0855	CONC PAVER	0 100	0	0	119.00	SF	10.00	10.00	100	2005	2005	3	87	1,035																													
8	0825	BRICK	0 100	0	0	219.00	SF	12.50	12.50	100	2005	2005	3	96	2,628																													
9	0476	VF 6 SBPL	0 100	0	0	104.00	LF	32.00	32.00	100	2007	2007	3	74	2,463																													
10	0911	SCRN RM A	0 100	0	0	695.00	SF	17.50	17.50	100	2011	2011	3	55	6,689																													
LAND DESCRIPTION										TOTAL OB/XF										39,069																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																											
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