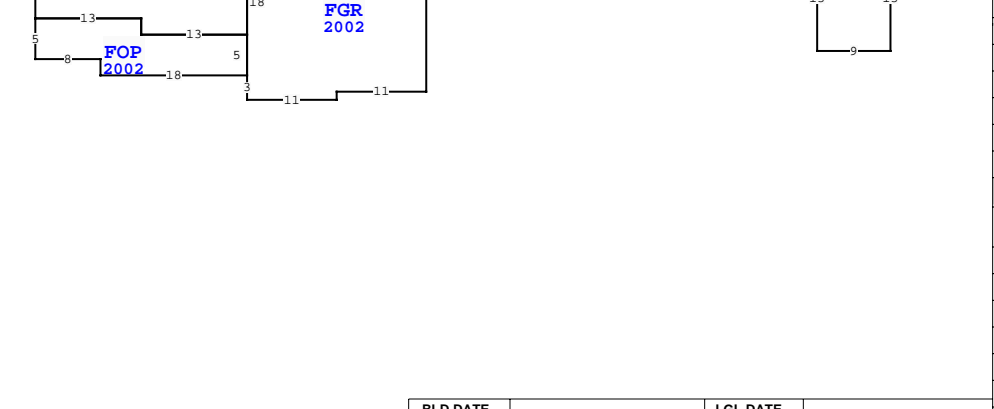


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2020								
Heated Area: 2706					HX Base Yr 2020							



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	1,233	100	1,233	167,424
DCK	160	10	16	2,173
FGR	499	55	274	37,205
FOP	140	30	42	5,703
FST	24	55	13	1,766
FUS	1,473	100	1,473	200,013
TOTALS	3,529		3,051	414,284

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				414,284
TOTAL MARKET OB/XF VALUE				6,849
TOTAL LAND VALUE - MARKET				300,000
TOTAL MARKET VALUE				721,133
SOH/AGL Deduction				380,430
ASSESSED VALUE				340,703
TOTAL EXEMPTION VALUE	HX HB VX			55,000
BASE TAXABLE VALUE				285,703
TOTAL JUST VALUE				721,133
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				559,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121974	H/AC	4,250	09/25/2012
20121703	HVAC	4,250	08/17/2012
B012347	NEW CONSTR	190,000	10/25/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1535	5/22/2019	WD	Q	I	01	425,000

GRANTOR: WANZO SARAH E
GRANTEE: SCHEININGER DAVID W
1672/0302 3/22/2010 WD U I 12 225,000
GRANTOR: DEUTSCHE BANK NATIONA
GRANTEE: WANZO SARAH E

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	825.00	SF	5.20	5.20	100	2002	2002	3	83	3,561	
3	0810	CONCRETE A	0	100	15	45.00	SF	6.50	6.50	100	2002	2002	3	83	243	

2884 LANDYNS CIR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
TOTAL OB/XF													6,849

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2002] W5 DCK=[YR=2002] N10 W16 S10 E16 \$ W16 N5 W12 S10 W15 S27 FOP=[YR=2002] S5 E8 S2 E18 FGR=[YR=2002] S3 E11 N1 E11 N26 W6 FST=[YR=2002] W6 S4 E6 N4 \$ S4 W6 S2 W10 S18 \$ N5 W13 N2 W13 \$ E13 S2 E13 N13 E10 N6 E12 N15 \$ PTR= E15 FUS=[YR=2002] E15 N10E12 S5 E21 S28 W6 S13 W9 N13 W7 N4 W4 S3 W9 S5 W13 N27 \$ W15 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								