LOT 16
IN OR 2129/1934
LANDYNS LAKE PB 6/277

LAUGHLIN LAURA E & RICHARD V
2890 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-30-035L-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 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
Quality	04	Quality Level 04

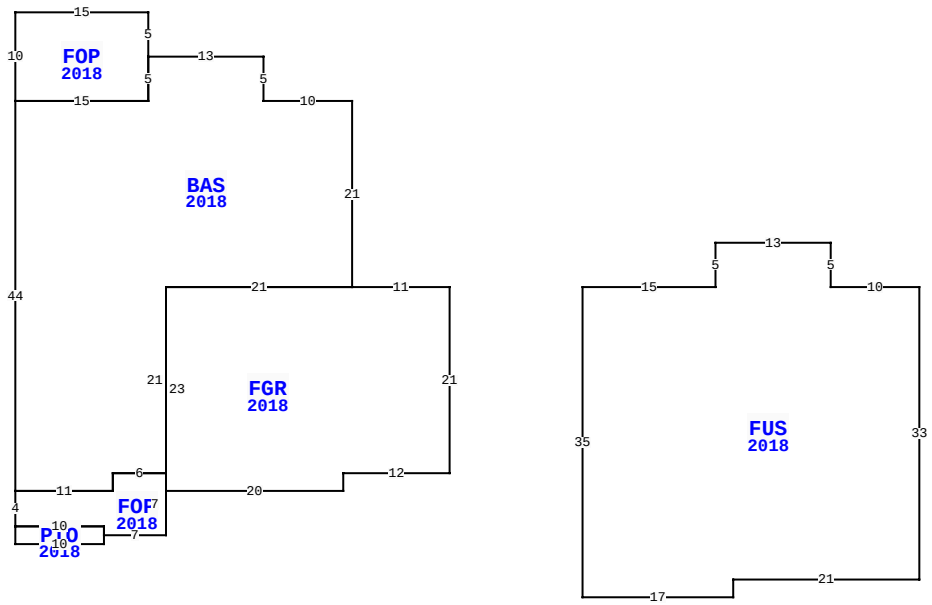
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	193,329
FGR	712	55	392	61,019
FOP	87	30	26	4,047
FOP	150	30	45	7,004
FUS	1,353	100	1,353	210,608
PTO	20	5	1	156
TOTALS	3,564		3,059	476,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,059	110.8968	158.03	483,414	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 2595 HX Base Yr 2019



2890 LANDYNS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		476,163
TOTAL MARKET OB/XF VALUE		13,739
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		789,902
SOH/AGL Deduction		343,802
ASSESSED VALUE		446,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		396,100
TOTAL JUST VALUE		789,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172744	CO ISSUED	0	03/09/2018
20172744	NEW CONSTR	330,327	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/1934	6/29/2017	WD	Q	V	01	120,000
GRANTOR: GAGNON DEBORAH REV LV						
GRANTEE: LAUGHLIN LAURA E &						
1953/1720	12/19/2014	SW	Q	V	01	87,500
GRANTOR: LUXURY HOME BUILDERS						
GRANTEE: GAGNON DEBORAH J RE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W11 BAS=[YR=2018] N21 W10 N5 W13 FOP=[YR=2018] N5 W15 S10 E15 N5$ S5 W15 S44 FOP=[YR=2018] S4 PTO=[YR=2018] S2 E10 N2 W10$ E10 S1 E7 N7 W6 S2 W11$ E11 N2 E6 N21 E21$ W21 S23 E20 N2 E12 N21$ PTR=E15 FUS=[YR=2018] E15 N5 E13 S5 E10 S33 W21 S2 W17 N35$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	2018	2018	3	98	4,739	
3	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2018	2018	3	98	210	
4	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2018	2018	3	95	3,648	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
6	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2018	2018	3	90	2,592	

LAND DESCRIPTION

TOTAL OB/XF 13,739

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							

REVIEW DATE 06/26/2018 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS