

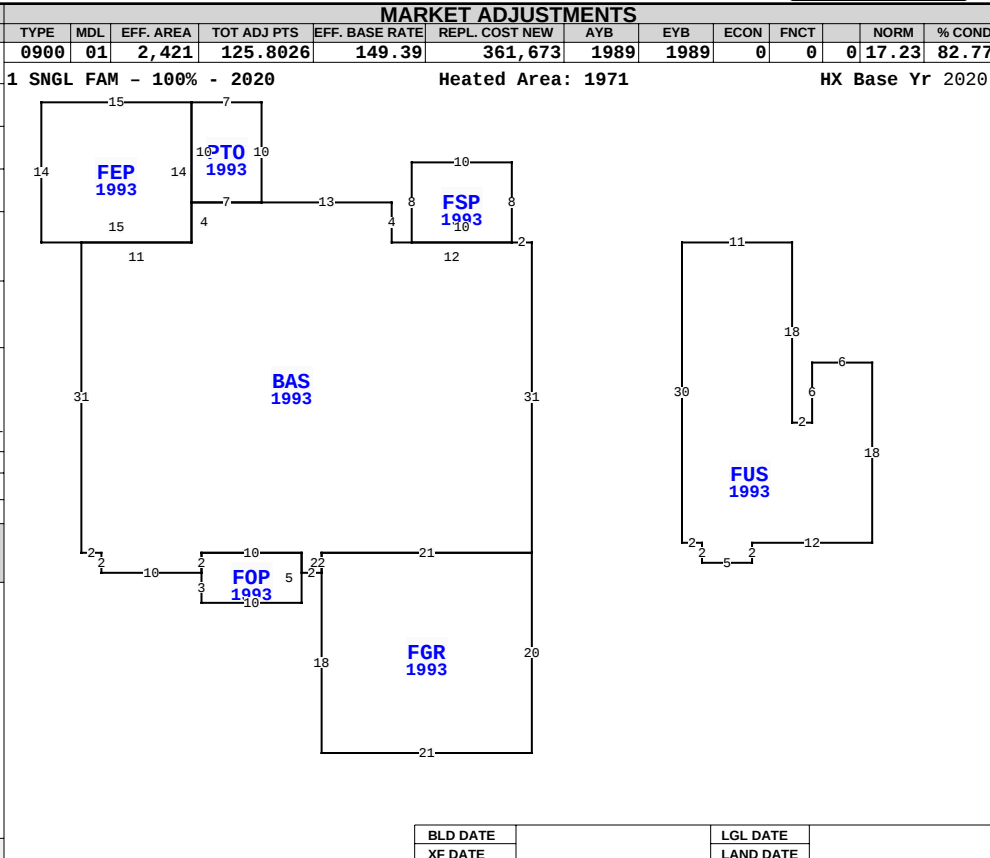


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	1,499	185,352
FEP	210	80	168	20,774
FGR	420	55	231	28,563
FOP	50	30	15	1,855
FSP	80	40	32	3,956
FUS	472	100	472	58,363
PTO	70	5	4	495
TOTALS	2,801		2,421	299,357

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989
2	0812	CONCRETE C	0 100	0	0	781.00	SF	4.00	4.00	100	1989
3	0810	CONCRETE A	0 100	0	0	222.00	SF	6.50	6.50	100	1992



2240 RYAN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		299,357	
TOTAL MARKET OB/XF VALUE		4,171	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		433,528	
SOH/AGL Deduction		100,780	
ASSESSED VALUE		332,748	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		282,748	
TOTAL JUST VALUE		433,528	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		442,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211607	SWIM POOL	0	10/25/2021
20081034	XF0B	300	06/18/2008
8362	ADDITION	1,500	06/01/1994
7380	ADDITION	2,400	10/20/1992
7188	XF0B	2,893	07/10/1992
5179	NEW CONSTR	90,370	01/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1922	10/25/2019	WD	Q	I	01	345,000
GRANTOR: CUETO ERICK & DANAE						
GRANTEE: TATE EVERETT B III						
1978/1056	5/05/2015	WD	Q	I	01	289,900
GRANTOR: HALL ROY LESTER SR &						
GRANTEE: CUETO ERICK & DANAE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 FSP=[YR=1993] N8 W10 S8 E10 \$ W12 N4 W13 PTO=[YR=1993] N10 W7 FEP=[YR=1993] W15 S14 E15 N14 \$ S10 E7 \$ W7 S4 W11 S31 E2 S2 E10 FOP=[YR=1993] S3 E10 N5 W10 S2 \$ N2 E10 S2 E2 FGR=[YR=1993] S18 E21 N20 W21 S2 \$ N2 E21 N31 \$ PTR= E15FUS=[YR=1993] E11 S18 E2 N6 E6 S18 W12 S2 W5 N2 W2 N30 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	