

LOT 3
LANDYNS LAKE PB 6/277

PHILLIPS CORNELIA A LIVING TRUST/PHILLIPS CORNELIA
2893 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-035L-0003-0000



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	2,701	117.4320	176.15	475,781	2017	2017	0	0	0	2.50	97.50	VALUATION BY																																											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018										Heated Area: 2319										HX Base Yr 2018																																				
Roof Cover	03	COMP SHNGL 100																					VALUATION BY																																				
Interior Wall	05	DRYWALL 100																					Tax Group: 2										Tax Dist:																										
Interior Floo	11	CLAY TILE 50																					BUILDING MARKET VALUE										463,886																										
Interior Floo	14	CARPET 50																					TOTAL MARKET OB/XF VALUE										6,233																										
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET										300,000																										
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE										770,119																										
Bedrooms		4 100																					SOH/AGL Deduction										349,964																										
Bathrooms		2.5 100																					ASSESSED VALUE										420,155																										
Bathrooms Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE										HX HB WX 55,000																										
Stories	1.	1. 100											BASE TAXABLE VALUE										365,155																																				
Units	0	0 100											TOTAL JUST VALUE										770,119																																				
Occupancy	00	NONE 100											NCON VALUE										0																																				
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	2,319	100	2,319	398,280																																																							
FGR	451	55	248	42,593																																																							
FOP	208	30	62	10,648																																																							
FOP	240	30	72	12,366																																																							
TOTALS			3,218		2,701	463,886																																																					
EXTRA FEATURES										2893 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	0855	CONC PAVER	0	100	0	0	846.00	SF	7.00	7.00	100	2017	2017	3	97	5,744																																											
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2017	2017	3	97	489																																											