

LOT 4
IN OR 2136/1481
LANDYNS LAKE PB 6/277

PHILLIPS KEITH & JEANETTE ILLSLEY
2891 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-035L-0004-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1077.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,378	100	2,378	393,041
FGR	576	55	317	52,395
FOP	313	30	94	15,537
FSP	320	40	128	21,157
FST	25	55	14	2,314

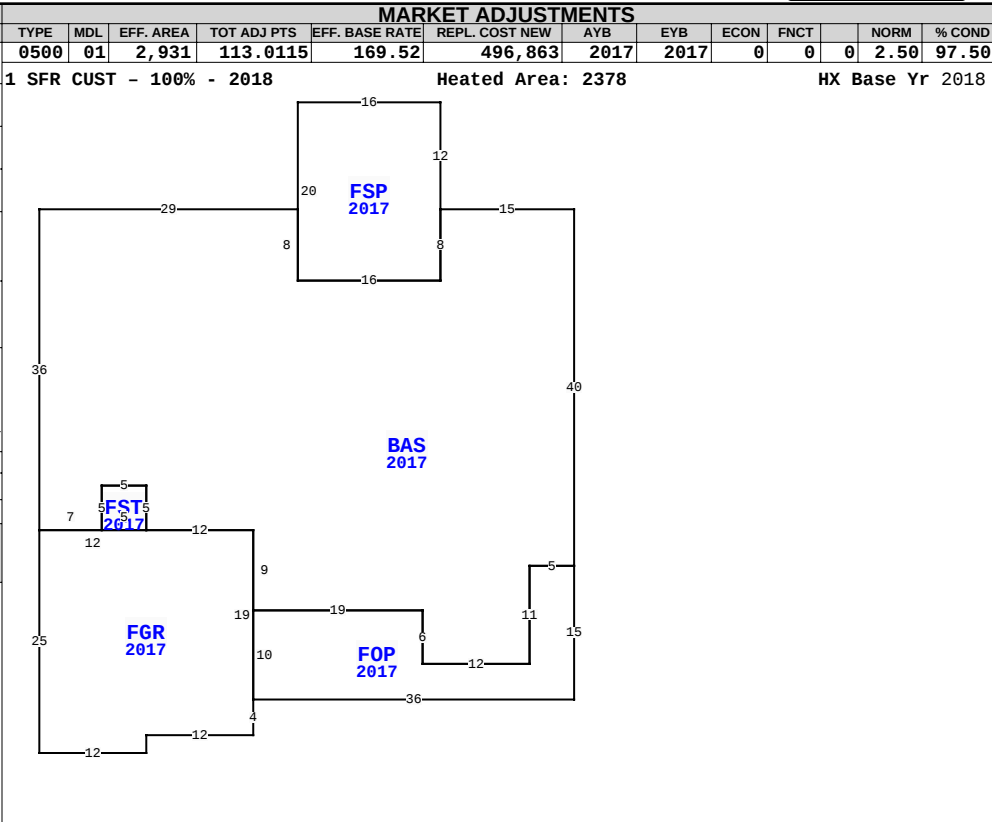
TOTALS	3,612		2,931	484,441
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EXTRA FEATURES

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	0855	CONC PAVER	0 100	0	0	720.00	SF	7.00	7.00	100	2017	2017	3	97	4,889	
2	0855	CONC PAVER	0 100	0	0	84.00	SF	7.00	7.00	100	2017	2017	3	97	570	
3	0855	CONC PAVER	0 100	4	3	12.00	SF	7.00	7.00	100	2017	2017	3	97	81	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



2891 LANDYNS CIR, 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		484,441	
TOTAL MARKET OB/XF VALUE		5,540	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		789,981	
SOH/AGL Deduction		357,385	
ASSESSED VALUE		432,596	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		382,596	
TOTAL JUST VALUE		789,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		768,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163041	CO ISSUED	0	05/16/2017
20163041	NEW CONSTR	298,267	11/07/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2136/1481	7/25/2017	WD	Q	I	02	419,000	
GRANTOR: KOSTICH DEVELOPMENT I							
GRANTEE: PHILLIPS KEITH & JE							
2077/0970	10/13/2016	WD	Q	V	01	110,000	
GRANTOR: LUXURY HOME BUILDERS							
GRANTEE: KOSTICH DEVELOPMENT							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W15 FSP=[YR=2017] N12 W16 S20 E16 N8\$ S8 W16 N8 W29 S36 FGR=[YR=2017] S25 E12 N2 E12 N4 FOP=[YR=2017] E36 N15 W5 S11 W12 N6 W19 S10\$ N19 W12 FST=[YR=2017] N5 W5 S5 E5\$ W12\$ E7 N5 E5 S5 E12 S9 E19 S6 E12 N11 E5 N40\$.