

LOT 5
IN OR 2070/96
LANDYNS LAKE PB 6/277

BAIRAS RUDOLPH J JR & ANDREA H
2889 LANDYNS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-30-035L-0005-0000



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	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

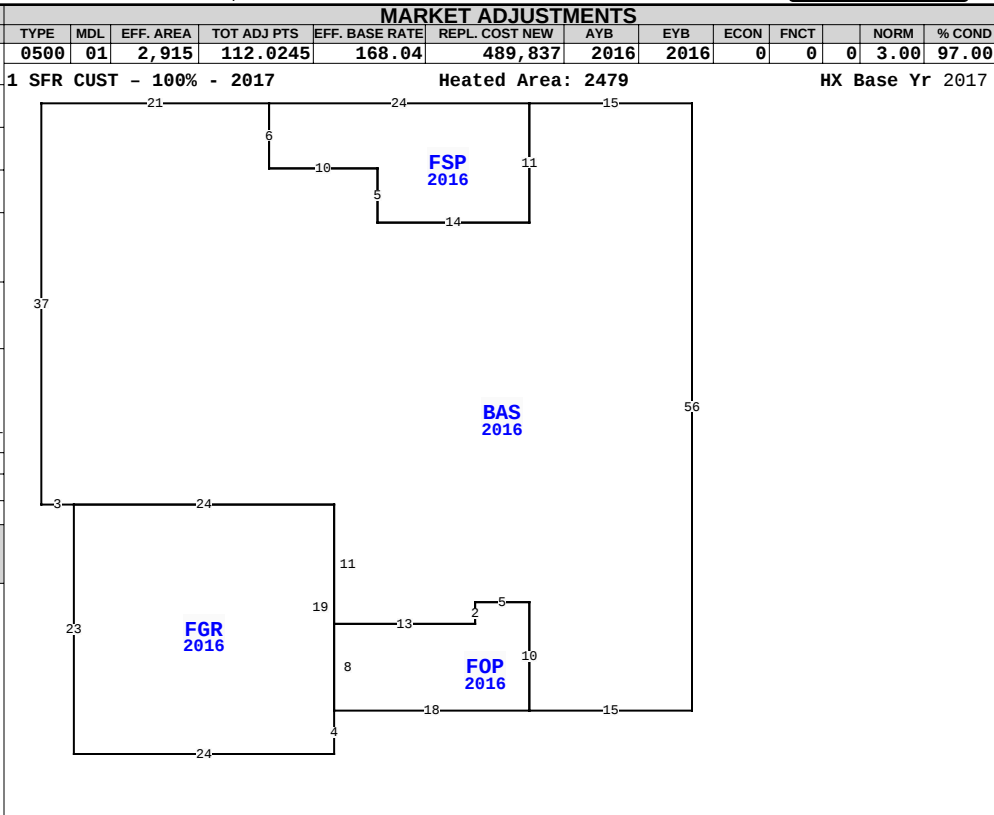
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,479	100	2,479	404,074
FGR	552	55	304	49,551
FOP	154	30	46	7,498
FSP	214	40	86	14,017

TOTALS	3,399		2,915	475,142
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	735.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	0	0	165.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	18	18	324.00	SF	10.00	10.00	
4	1076	TRELLIS A	0	100	16	16	256.00	SF	7.50	7.50	
5	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	

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



2889 LANDYNS CIR, FERNANDINA BEACH

2889 LANDYNS CIR, FERNANDINA BEACH					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
735.00	SF	10.00	10.00	100	2016	2016	3	96	7,056	
165.00	SF	10.00	10.00	100	2016	2016	3	96	1,584	
324.00	SF	10.00	10.00	100	2016	2016	3	96	3,110	
256.00	SF	7.50	7.50	100	2016	2016	3	81	1,555	
250.00	SF	10.00	10.00	100	2019	2019	3	98	2,450	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						475,142					
TOTAL MARKET OB/XF VALUE						15,755					
TOTAL LAND VALUE - MARKET						300,000					
TOTAL MARKET VALUE						790,897					
SOH/AGL Deduction						349,318					
ASSESSED VALUE						441,579					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						391,579					
TOTAL JUST VALUE						790,897					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						769,650					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160695	CO ISSUED	0	08/22/2016
20160849	MTLR00F	8,000	03/30/2016
20160695	NEW CONSTR	303,580	03/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/0096	9/06/2016	WD	Q	I	01	423,600
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: BAIRAS RUDOLPH J JR						
2024/0089	1/15/2016	WD	Q	V	01	90,000
GRANTOR: LUXURY HOME BUILDERS						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W15 FSP=[YR=2016] W24 S6 E10 S5 E14 N11\$ S11 W14 N5 W10 N6 W21 S37 E3 FGR=[YR=2016] S23 E24 N4 FOP=[YR=2016] E18 N10 W5 S2 W13 S8\$ N19 W24\$ E24 S11 E13 N2 E5 S10 E15 N56\$.											