LOT 10
IN OR 1998/1254
LANDYNS LAKE PB 6/277

HEINTZMAN JOHN & HEATHER
1963 QUEEN ST E
SAULT STE MARIE, ON P6 A 2G8

2024

00-00-30-035L-0010-0000

BUILDING CHARACTERISTICS

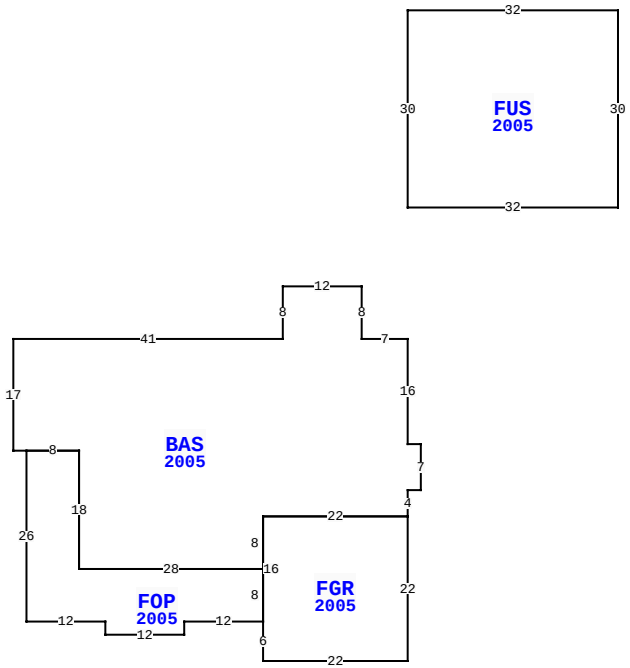
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,854	100	1,854	272,596
FGR	484	55	266	39,111
FOP	456	30	137	20,144
FUS	960	100	960	141,150
TOTALS	3,754		3,217	473,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,217	107.1294	160.69	516,940	2005	2005	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 2814 HX Base Yr



2879 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	473,000
TOTAL MARKET OB/XF VALUE	28,330
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	801,330
SOH/AGL Deduction	219,203
ASSESSED VALUE	582,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	582,127
TOTAL JUST VALUE	801,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	781,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052799	DEMOLITION	25	10/07/2005
B041644	SWIM POOL	32,000	09/14/2004
B0040233	NEW CONSTR	227,000	02/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/1254	8/21/2015	WD	Q	I	02	430,000
GRANTOR: SANTOLOCI BARBARA						
GRANTEE: HEINTZMAN JOHN & HE						
1294/1334	2/10/2005	WD	U	V	06	100
GRANTOR: S M LAND DEVELOPMENT						
GRANTEE: SANTOLOCI JOHN & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 N8 W12 S8 W41 S17 E2 FOP=[YR=2005] S26 E12 S2 E12 N2 E12 FGR=[YR=2005] S6 E22 N22 W22 S16 $ N8 W28 N18 W8$ E8 S18 E28 N8 E22 N4 E2 N7 W2 N16$ PTR=N20 FUS=[YR=2005] N30 E32 S30 W32$ S20$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0	0	0	0	664.00	SF	10.00	10.00	100	2005	2005	3	86	5,710	
3	0855	CONC PAVER	0	0	0	0	107.00	SF	10.00	10.00	100	2005	2005	3	86	920	
4	0861	POOL GUNIT	0	0	0	0	337.00	SF	85.00	85.00	100	2005	2005	3	40	11,458	
5	0845	KOOL DECK	0	0	0	0	652.00	SF	7.25	7.25	100	2005	2005	3	86	4,065	
6	0471	VINYL FNC	0	0	0	0	145.00	LF	32.00	32.00	100	2005	2005	3	66	3,062	

LAND DESCRIPTION

TOTAL OB/XF 28,330

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS