LOT 12
LANDYNS LAKE PB 6/277

**ROSE-BELCHER STEPHANIE C &/BELCHER WILLIAM R JR**
2882 LANDYNS CIRCLE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-035L-0012-0000**

## BUILDING CHARACTERISTICS

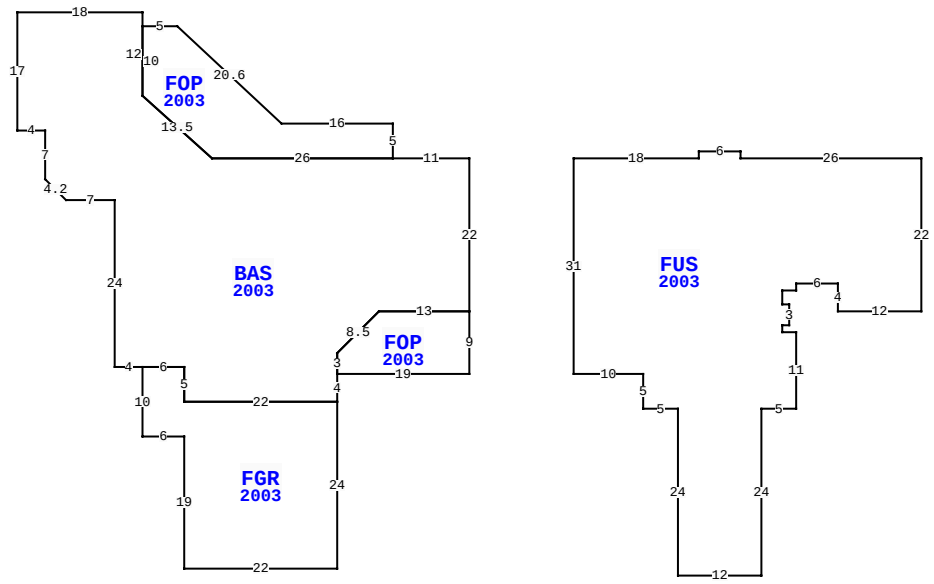
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 1,969 | 100 | 1,969 | 282,046 |
| FGR | 588 | 55 | 323 | 46,267 |
| FOP | 153 | 30 | 46 | 6,589 |
| FOP | 310 | 30 | 93 | 13,322 |
| FUS | 1,759 | 100 | 1,759 | 251,966 |
| TOTALS | 4,779 | | 4,190 | 600,190 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,190 | 105.5208 | 158.28 | 663,193 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST – 100% - 2024 Heated Area: 3728 HX Base Yr 2024




2882 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 | | 600,190 |
| TOTAL MARKET OB/XF VALUE | | 39,320 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 939,510 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 939,510 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 889,510 |
| TOTAL JUST VALUE | | 939,510 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 914,128 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B021973 | SWIM POOL | 17,000 | 11/19/2002 |
| B020488 | NEW CONSTR | 324,000 | 03/20/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2613/1144 | 1/09/2023 | WD | Q | I | 02 | 1,100,000 |
| GRANTOR: WALLEY CASEE & CHRIST | | | | | | |
| GRANTEE: ROSE-BELCHER STEPHA | | | | | | |
| 2384/0954 | 7/15/2020 | WD | Q | I | 02 | 675,000 |
| GRANTOR: WILLIAMS HUGH E & ANN | | | | | | |
| GRANTEE: WALLEY CASEE & CHRI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W11 FOP=[YR=2003] N5 W16 U14 L15 W5 S10 D9 R10 E26$ W26 L10 U9 N12 W18 S17 E4 S7 R3 D3 E7 S24 E4 FGR=[YR=2003] S10 E6 S19 E22 N24 W22 N5 W6$ E6 S5 E22 N4 FOP=[YR=2003] E19 N9 W13 L6 D6 S3$ N3 U6 R6 E13 N22$ PTR=E15 FUS=[YR=2003] E18 N1 E6 S1 E26 S22 W12 N4 W6 S1 W2 S2 E1 S3 W1 S1E2 S11 W5 S24 W12 N24 W5 N5 W10 N31$ W15$ .

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,694.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 83 | 14,060 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 251.00 | SF | 85.00 | 85.00 | 100 | 2003 | 2003 | 3 | 32 | 6,827 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,581.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 83 | 13,122 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 210.00 | LF | 32.00 | 32.00 | 100 | 2005 | 2005 | 3 | 66 | 4,435 | |
| 5 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2005 | 2005 | 3 | 66 | 396 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 24 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,320

| 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 | 100 | | 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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS