

LOT 15
IN OR 1940/1426
LANDYNS LAKE PB 6/277

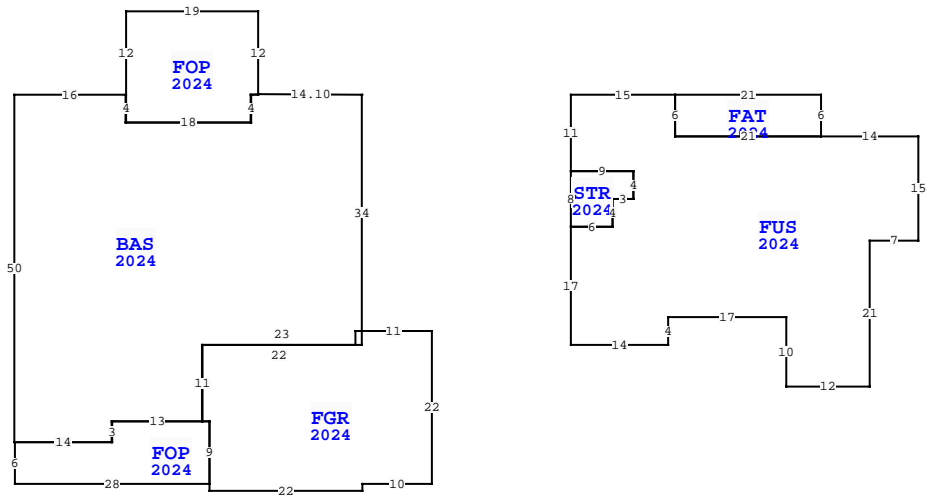
BLACK CORY N & HOLLY BRYAN
2888 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-035L-0015-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	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		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	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
BAS	2,067	100	2,067
FAT	126	20	25
FGR	695	55	382
FOP	210	30	63
FOP	300	30	90
FUS	1,429	100	1,429
STR	60	10	6
TOTALS	4,887		4,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2024	Heated Area: 3521					HX	Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		627,741	
TOTAL MARKET OB/XF VALUE		9,572	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		937,313	
SOH/AGL Deduction		113,026	
ASSESSED VALUE		824,287	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		774,287	
TOTAL JUST VALUE		937,313	
NCON VALUE		637,313	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222363	CO		07/11/2023
20222363	T4757 H3509	589,050	08/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/1426	9/25/2014	WD	Q	V	01	65,000
GRANTOR: S M LAND DEVELOPMENT						
GRANTEE: BLACK CORY N & HOLL						
1196/1261	12/19/2003	WD	U	V	19	140,000
GRANTOR: HOLLAND WILLIAMS DEVE						
GRANTEE: S M LAND DEVELOPMEN						

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	764.00	SF	10.00	10.00	100	2024	2023		100	7,640	
2	0476	VF 6 SBPL	0	100	0	6.00	LF	32.00	32.00	100	2024	2023		100	192	
3	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	
4	0462	ST/AL FNC	0	100	0	84.00	SF	10.00	10.00	100	2024	2023		100	840	
5	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2024;ORIG=80,10] U0.1L14.10 D0.1L1.3 S4 W18 N4 W16 S50 E14 N3 E13 N11 E23 N2 N34 \$
 FUS=[YR=2024;ORIG=110,10] E15 S6 E21 E14 S15 W7 S21 W12 N10 W17 S4 W14 N17 E6 N4 E3 N4 W9 N11 \$
 FGR=[YR=2024;ORIG=57,46] S11 E1 S9 S1 E22 N1 E10 N22 W11 S2 W22 \$
 FOP=[YR=2024;ORIG=46,-2] E19 S12 W1 S4 W18 N4 N12 \$
 FOP=[YR=2024;ORIG=44,60] N3 E13 E1 S9 W28 N6 E14 \$
 FAT=[YR=2024;ORIG=125,10] E21 S6 W21 N6 \$
 STR=[YR=2024;ORIG=110,21] E9 S4 W3 S4 W6 N8 \$

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							