LOT 17
LANDYNS LAKE PB 6/277

WELDON DAVID/MORAN KAYTE
2892 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-30-035L-0017-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

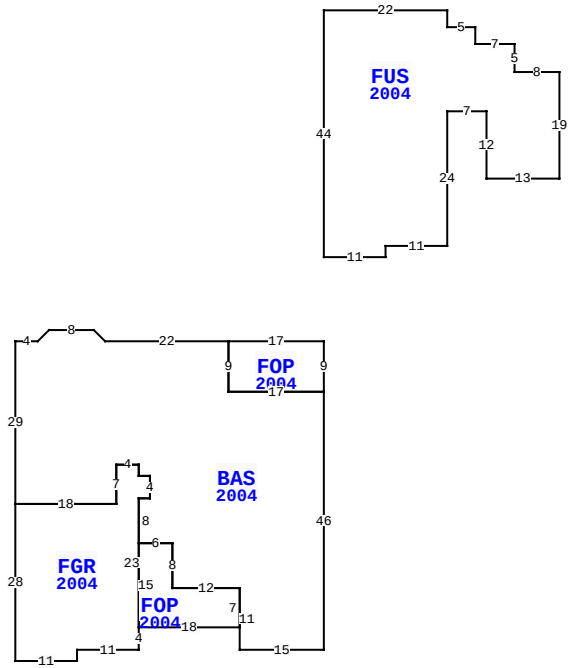
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,038	100	2,038	294,433
FGR	630	55	346	49,987
FOP	153	30	46	6,646
FOP	174	30	52	7,513
FUS	1,317	100	1,317	190,269
TOTALS	4,312		3,799	548,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,799	105.8400	158.76	603,129	2004	2004	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2023 Heated Area: 3355 HX Base Yr 2023



2892 LANDYNS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		548,847
TOTAL MARKET OB/XF VALUE		37,359
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		886,206
SOH/AGL Deduction		0
ASSESSED VALUE		886,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		836,206
TOTAL JUST VALUE		886,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		863,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071022	SWIM POOL	31,650	06/07/2007
20071024	ELEC OTHER	650	06/07/2007
20051983	XFOB	3,000	06/13/2005
B0034161	NEW CONSTR	230,000	11/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1283	9/21/2021	WD	Q	I	01	775,000
GRANTOR: ZITELLI DEBRA P						
GRANTEE: WELDON DAVID & KAYT						
1524/0586	9/10/2007	WD	U	I	01	12,500
GRANTOR: ZITELLI COURTNEY R						
GRANTEE: ZITELLI COURTNEY R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W17 BAS=[YR=2004] W22 U2 L2 W8 D2 L2 W4 S29 FGR=[YR=2004] S28 E11 N2 E11 N4 FOP=[YR=2004] E18 N7 W12 N8 W6 S15$ N23 E2 N4 W2 N2 W4 S7 W18$ E18 N7 E4 S2 E2 S4 W2 S8 E6 S8 E12 S11 E15 N46 W17 N9$ S9 E17 N9$ PTR=N15 FUS=[YR=2004] N44E22 S3 E5 S3 E7 S5 E8 S19 W13 N12 W7 S24 W11 S2 W11$ S15$.

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	762.00	SF	10.00	10.00	100	2004	2004	3	84	6,401	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2004	2004	3	84	605	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
4	0472	VF 2 RAIL	0	100	0	0	2.00	LF	15.00	15.00	100	2005	2005	3	66	20	
5	0471	VINYL FNC	0	100	0	0	127.00	LF	32.00	32.00	100	2005	2005	3	66	2,682	
6	0855	CONC PAVER	0	100	17	8	136.00	SF	10.00	10.00	100	2008	2008	3	89	1,210	
7	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00	10.00	100	2008	2008	3	89	3,471	
8	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2008	2008	3	52	19,890	

LAND DESCRIPTION

TOTAL OB/XF 37,359

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 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