LOT 35
IN OR 1891/1409
OCEAN VIEW ESTATES PB 6/25-26

FANBERG RYAN C & NICOLE JEAN
869 LAGUNA DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-156E-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

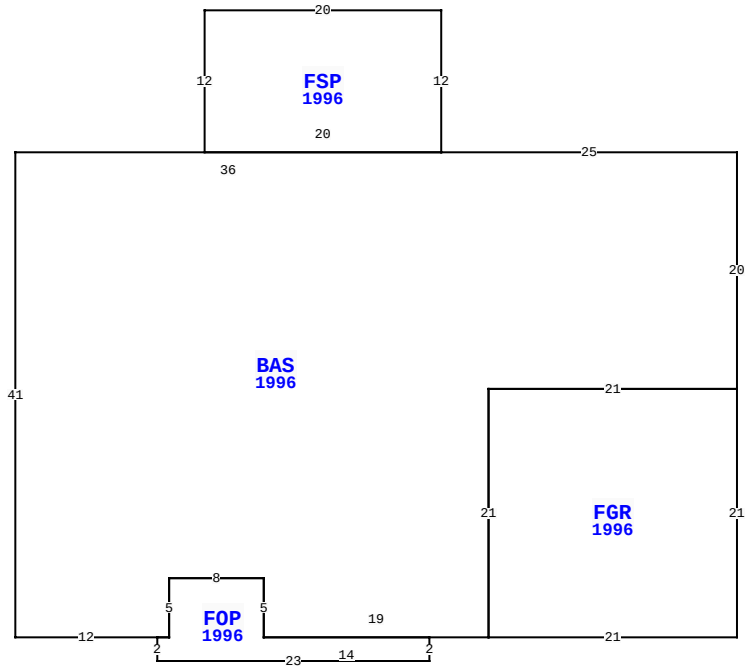
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2,020	242,255
FGR	441	55	243	29,142
FOP	86	30	26	3,118
FSP	240	40	96	11,513
TOTALS	2,787		2,385	286,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,385	120.3048	150.38	358,656	1996	1996	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2014 Heated Area: 2020 HX Base Yr 2014



869 W LAGUNA DR, FERNANDINA BEACH

BLD DATE	02/11/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		286,028
TOTAL MARKET OB/XF VALUE		4,744
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		565,772
SOH/AGL Deduction		274,021
ASSESSED VALUE		291,751
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,751
TOTAL JUST VALUE		565,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121799	RE-ROOF	13,325	08/31/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1891/1409	12/02/2013	WD	Q	I	01	313,000
GRANTOR: FARR CHERYL RHYNE						
GRANTEE: FANBERG RYAN CHARLE						
0779/0174	12/11/1996	WD	Q	I		148,300
GRANTOR: CENTEX REAL ESTATE CO						
GRANTEE: RHYNE GENE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W25 FSP=[YR=1996] N12 W20 S12 E20 $ W36 S41 E12
FOP=[YR=1996] S2 E23 N2 W14 N5 W8 S5 W1 $ E1 N5 E8 S5 E19
FGR=[YR=1996] E21 N21 W21 S21 $ N21 E21 N20 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
2	0811	CONCRETE B	0	100	0	0	845.00	SF	5.20	5.20	100	1996	1996	3	72	3,164	

LAND DESCRIPTION

TOTAL OB/XF 4,744

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 10/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS