



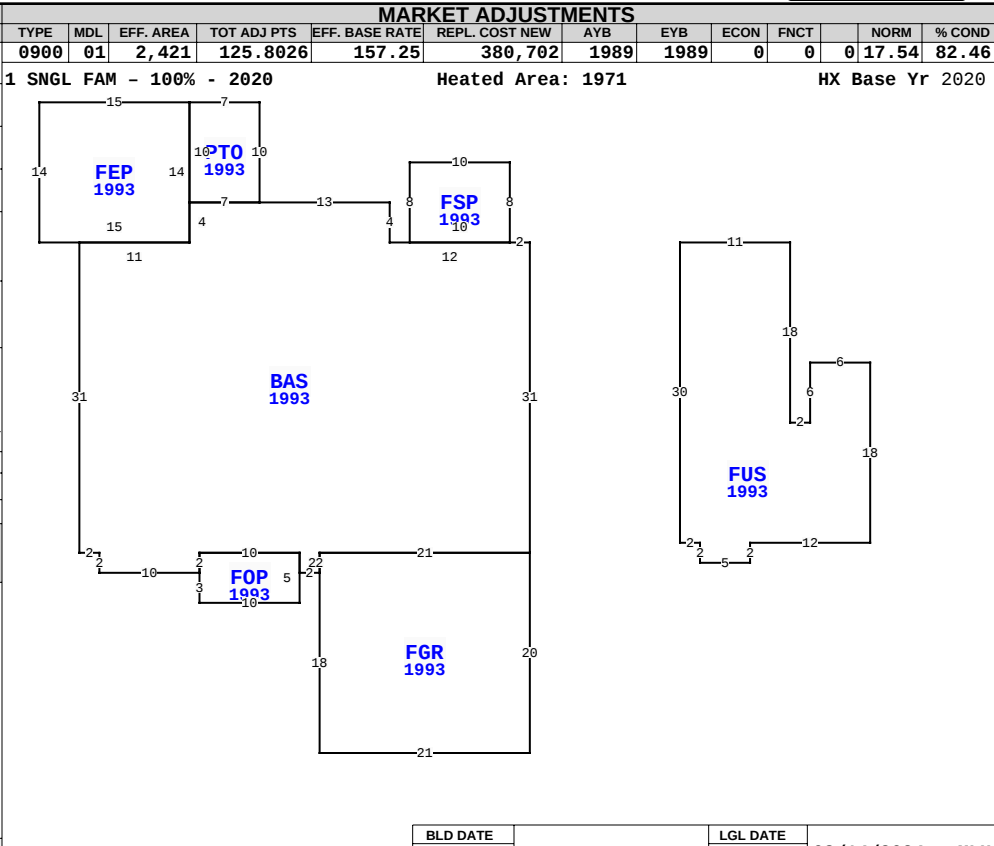
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	1,499	194,373
FEP	210	80	168	21,784
FGR	420	55	231	29,954
FOP	50	30	15	1,945
FSP	80	40	32	4,149
FUS	472	100	472	61,203
PTO	70	5	4	519
TOTALS	2,801		2,421	313,927

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0812	CONCRETE C	0	100	0	0	781.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	0	0	222.00	SF	6.50	6.50	
4	0866	POOL FIBER	0	100	0	0	360.00	SF	72.00	72.00	
5	0855	CONC PAVER	0	100	0	0	1,140.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	



2240 RYAN RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		313,927	
TOTAL MARKET OB/XF VALUE		41,345	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		530,272	
SOH/AGL Deduction		150,222	
ASSESSED VALUE		380,050	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		330,050	
TOTAL JUST VALUE		530,272	
NCON VALUE		37,320	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		433,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211607	SWIM POOL	0	10/25/2021
20081034	XF0B	300	06/18/2008
8362	ADDITION	1,500	06/01/1994
7380	ADDITION	2,400	10/20/1992
7188	XF0B	2,893	07/10/1992
5179	NEW CONSTR	90,370	01/19/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2314/1922	10/25/2019	WD	Q	I	01
GRANTOR: CUETO ERICK & DANAE					
GRANTEE: TATE EVERETT B III					
1978/1056	5/05/2015	WD	Q	I	01
GRANTOR: HALL ROY LESTER SR &					
GRANTEE: CUETO ERICK & DANAE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 FSP=[YR=1993] N8 W10 S8 E10 \$ W12 N4 W13 PTO=[YR=1993] N10 W7 FEP=[YR=1993] W15 S14 E15 N14 \$ S10 E7 \$ W7 S4 W11 S31 E2 S2 E10 FOP=[YR=1993] S3 E10 N5 W10 S2 \$ N2 E10 S2 E2 FGR=[YR=1993] S18 E21 N20 W21 S2 \$ N2 E21 N31 \$ PTR= E15FUS=[YR=1993] E11 S18 E2 N6 E6 S18 W12 S2 W5 N2 W2 N30 \$ W15 \$.											