LOT 73
PIRATES BAY PB 5/213

BURCH GAYE GALLOWAY
2319 RYAN RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0073-0000

BUILDING CHARACTERISTICS

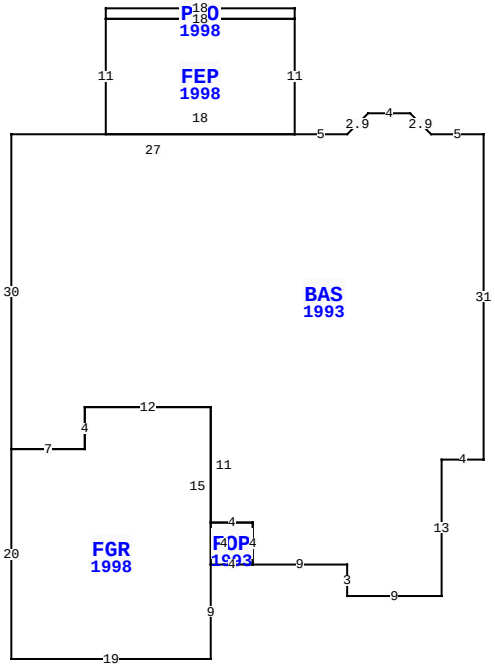
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,571	100	1,571	202,385
FEP	198	80	158	20,354
FGR	428	55	235	30,274
FOP	16	30	5	644
PTO	18	5	1	129
TOTALS	2,231		1,970	253,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,970	123.6466	154.56	304,483	1989	1989	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2023 Heated Area: 1571 HX Base Yr 2023



2319 RYAN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,787
TOTAL MARKET OB/XF VALUE		6,577
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		435,364
SOH/AGL Deduction		45,353
ASSESSED VALUE		390,011
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		335,011
TOTAL JUST VALUE		435,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021874	REPAIR/RRF	4,000	11/01/2002
B983972	ADDITION	6,313	08/03/1998
5627	NEW CONSTR	67,585	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0849	5/25/2022	TD	Q	I	02	600,000
GRANTOR: HALL JEFFREY SUCCESSO						
GRANTEE: BURCH GAYE GALLOWAY						
2409/1692	11/10/2020	WD	U	I	11	100
GRANTOR: HALL CARLIN L						
GRANTEE: HALL CARLIN L LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 U2 L2 W4 D2 L2 W5 FEP=[YR=1998] N11
PTO=[YR=1998] N1 W18 S1 E18$ W18 S11 E18$ W 27 S30
FGR=[YR=1998] S20 E19 N9 FOP=[YR=1993] E4 N4 W4 S4 $ N15 W12
S4 W7 $ E7 N4 E12 S11 E4 S4 E9S3 E9 N13 E4 N31 $.

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	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	1989	1989	3	57	2,267	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2022	2022	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,577

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	175,000.00	175,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS