LOT 74
IN OR 1046/1331
PIRATES BAY PB 5/213

SCOTT LARRY G &/MARENOF-SCOTT LEA-ELLAN L
2263 RYAN RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

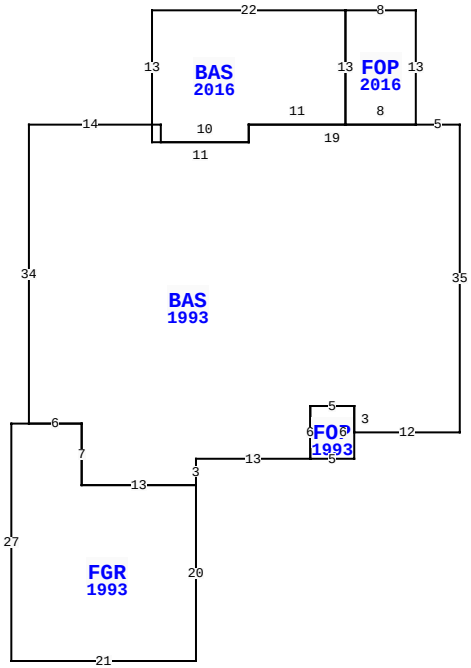
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,789	100	1,789	218,272
BAS	306	100	306	37,335
FGR	476	55	262	31,966
FOP	30	30	9	1,098
FOP	104	30	31	3,782
TOTALS	2,705		2,397	292,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,397	118.3644	147.96	354,660	1989	1989	0	0	0	17.54	82.46

1 SNGL FAM – 100% - 2003 Heated Area: 2095 HX Base Yr 2003



2263 RYAN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,453
TOTAL MARKET OB/XF VALUE		18,071
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		485,524
SOH/AGL Deduction		264,137
ASSESSED VALUE		221,387
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,387
TOTAL JUST VALUE		485,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152383	REPAIR/RRF	70,000	10/13/2015
20081132	REPAIR/RRF	7,000	07/08/2008
B021793	XFOB	1,000	10/17/2002
5215	NEW CONSTR	77,315	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/1331	3/28/2002	WD	Q	I		175,000
GRANTOR: MARLOW GARY H & NANCY						
GRANTEE: SCOTT LARRY G & LEA						
0613/0133	11/29/1990	WD	U	I	01	100
GRANTOR: MARLOW GARY & NANCY						
GRANTEE: MARLOW GARY & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 FOP=[YR=2016] N13 W8 BAS=[YR=2016] W22 S13 E1 S2 E10 N2 E11 N13$ S13 E8$ W19 S2 W11 N2 W14 S34FGR=[YR=1993] W2 S27 E21 N20 W13 N7 W6 $ E6 S7 E13 N3 E13 FOP=[YR=1993] E5 N6 W5 S6 $ N6 E5 S3 E12 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	100	1989	1989	3	57	2,691	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	
4	0845	KOOL DECK	0	100	0	0	541.00	SF	7.25	7.25	100	1990	1990	3	59.5	2,334	
5	0810	CONCRETE A	0	100	0	0	572.00	SF	6.50	6.50	100	2003	2003	3	83	3,086	

LAND DESCRIPTION

TOTAL OB/XF 18,071

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	175,000.00	175,000.00	175,000							

REVIEW DATE 03/04/2019 BY KWVJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS