



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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

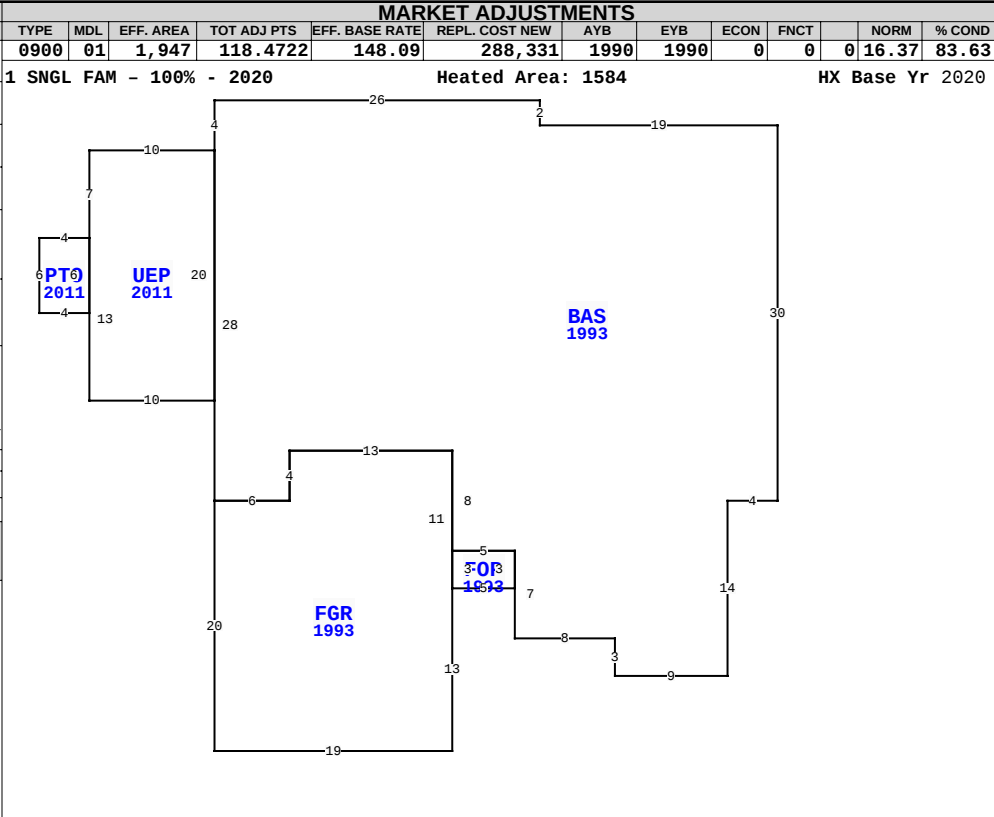
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	196,175
FGR	432	55	238	29,475
FOP	15	30	4	495
PTO	24	5	1	124
UEP	200	60	120	14,862

TOTALS	2,255		1,947	241,131
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	776.00	SF	5.20	
3	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	



2251 RYAN RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0 100	0	0	776.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,401	
3	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	2002	2002	3	20	384	

LAND DESCRIPTION										TOTAL OB/XF										5,165	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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	175,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		241,131	
TOTAL MARKET OB/XF VALUE		5,165	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		421,296	
SOH/AGL Deduction		132,854	
ASSESSED VALUE		288,442	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		238,442	
TOTAL JUST VALUE		421,296	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		365,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110687	NEW CONSTR	400	05/05/2011
20110227	ADDITION	23,935	02/16/2011
20100628	OTHER	800	04/19/2010
20070561	REPAIR/RRF	6,000	04/10/2007
6175	NEW CONSTR	67,585	09/17/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2273/1452	5/10/2019	WD	Q	I	01	315,000	
GRANTOR: HARGREAVES JAMES & VI							
GRANTEE: HAYNES PATRICIA W &							
1534/0217	11/05/2007	WD	Q	I		285,000	
GRANTOR: SESSIONS AMY & ANTHON							
GRANTEE: HARGREAVES JAMES H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 N2 W26 S4 UEP=[YR=2011] W10 S7 PTO=[YR=2011] W4 S6 E4 N6\$ S13 E10 N20\$ S28 FGR=[YR=1993] S20 E19 N13 FOP=[YR=1993] E5N3 W5 S3 \$ N11 W13 S4 W6 \$ E6 N4 E13 S8 E5 S7 E8 S3 E9 N14 E4 N30 \$.									