

LOT 74
IN OR 1360/1145
ESMT PT OR 1164/35

WIGGINTON MARK &/GODIN KATHERINE
2226 RYAN ROAD
FERNANDINA BEACH, FL 32034

2024

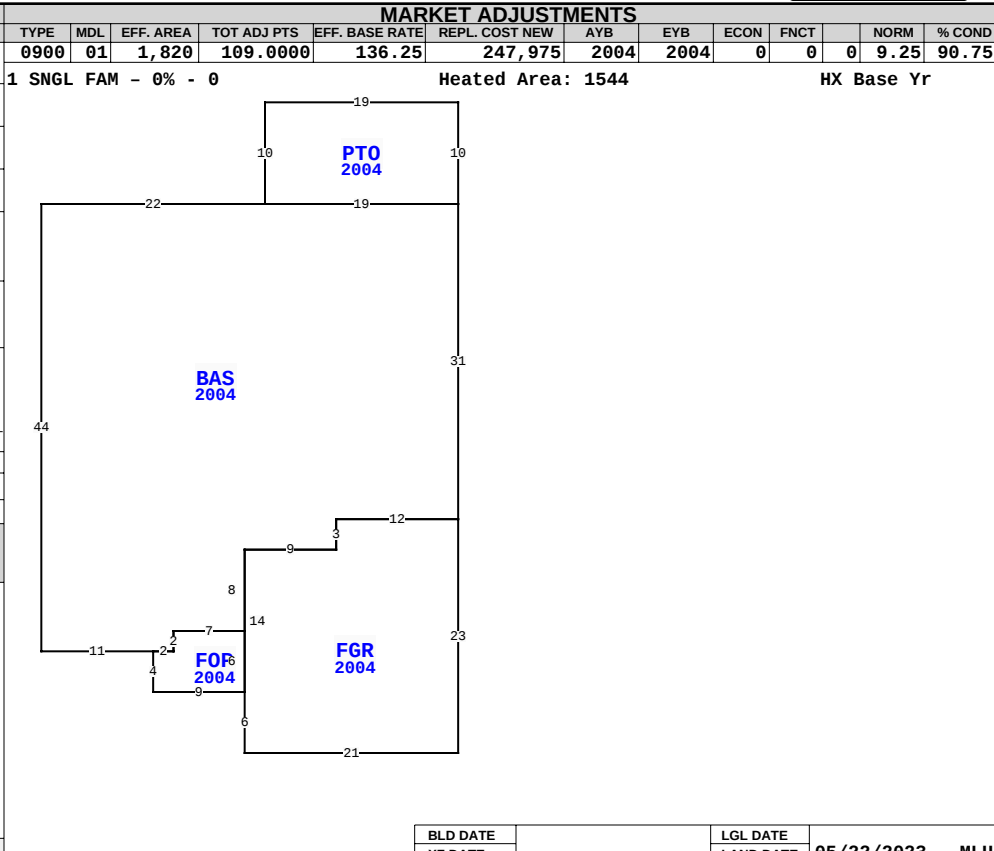
27-2N-28-1840-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	190,911
FGR	456	55	251	31,036
FOP	50	30	15	1,855
PTO	190	5	10	1,237
TOTALS	2,240		1,820	225,037



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
1	0811	CONCRETE B	0	0	0	680.00	SF	5.20	5.20	100	2004	2004	3	84

LAND DESCRIPTION														
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								225,037	
TOTAL MARKET OB/XF VALUE								2,970	
TOTAL LAND VALUE - MARKET								75,000	
TOTAL MARKET VALUE								303,007	
SOH/AGL Deduction								49,497	
ASSESSED VALUE								253,510	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								253,510	
TOTAL JUST VALUE								303,007	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								293,598	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413258	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1360/1145	10/21/2005	WD	Q	I		185,000	
GRANTOR:GRIFFIN PHILIP & JANE							
GRANTEE:WIGGINTON MARK & KA							
1245/0966	7/14/2004	WD	Q	V		38,000	
GRANTOR:THE RESERVE AT NASSAU							
GRANTEE:GRIFFIN PHILIP & JA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2004] W19 S10 BAS=[YR=2004] W22 S44 E11 FOP=[YR=2004] S4 E9 FGR=[YR=2004] S6 E21 N23 W12 S3 W9S14\$N6 W7 S2 W2\$ E2 N2 E7 N8 E9 N3 E12 N31 W19\$ E19 N10\$.									