LOT 3
LANDYNS LAKE PB 6/277

PHILLIPS CORNELIA A LIVING TRUST/PHILLIPS CORNELIA
2893 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-035L-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

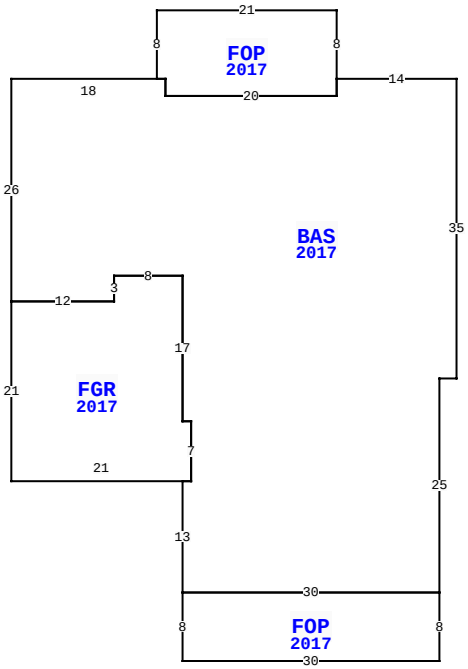
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2017	2,319	417,359
FGR	451	55	2017	248	44,634
FOP	208	30	2017	62	11,158
FOP	240	30	2017	72	12,958
TOTALS	3,218			2,701	486,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,701	117.4320	185.54	501,144	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 2319 HX Base Yr 2018



2893 LANDYNS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		486,110
TOTAL MARKET OB/XF VALUE		6,169
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		792,279
SOH/AGL Deduction		359,940
ASSESSED VALUE		432,339
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		376,617
TOTAL JUST VALUE		792,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162194	CO ISSUED	0	01/17/2017
20162194	NEW CONSTR	291,607	08/11/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1023	7/27/2023	WD	U	I	11	100

GRANTOR: PHILLIPS CLARENCE W &
GRANTEE: PHILLIPS CORNELIA A

2135/0168	7/21/2017	WD	Q	I	02	395,000

GRANTOR: COAST HOMES LLC
GRANTEE: PHILLIPS CLARENCE W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FOP=[YR=2017] N8 W21 S8 E1 S2 E20 N2$ S2 W20 N2 W18 S26 FGR=[YR=2017] S21 E21 N7 W1 N17 W8 S3 W12$ E12 N3 E8 S17 E1 S7 W1 S13 FOP=[YR=2017] S8 E30 N8 W30$ E30 N25 E2 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	0855	CONC PAVER	0	100	0	0	846.00	SF	7.00	7.00	100	2017	2017	3	96	5,685	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2017	2017	3	96	484	

LAND DESCRIPTION

TOTAL OB/XF 6,169

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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS