

LOT 8
LANDYNS LAKE PB 6/277

JAWORSKI FAMILY TRUST/JAWORSKI JASON TRUSTEE
2883 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-035L-0008-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 100	0500	01	3,582	111.9825	176.93	633,763	2004	2004	0	0	9.50	90.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													Heated Area: 3043													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
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	3	100																											
Bathrooms	4	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	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	1,295	100	2004	1,295	207,357																								
FGR	467	55	2004	257	41,151																								
FOP	102	30	2004	31	4,964																								
FOP	104	30	2004	31	4,964																								
FOP	503	30	2005	151	24,178																								
FSP	85	40	2004	34	5,444																								
FUS	1,748	100	2004	1,748	279,893																								
UOP	10	20	2004	2	320																								
UOP	18	20	2004	4	641																								
UOP	143	20	2014	29	4,644																								
TOTALS	4,475			3,582	573,556																								
EXTRA FEATURES						2883 LANDYNS CIR, FERNANDINA BEACH																							
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	2004	2004	3	87	3,045													
2	0812	CONCRETE C	0	100	0	0	1,470.00	SF	4.00	4.00	100	2004	2004	3	83	4,880													
3	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2004	2004	3	83	372													
4	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	2014	2014	3	71	21,243													
5	0911	SCRN RM A	0	100	0	0	929.00	SF	17.50	17.50	100	2014	2014	3	60	9,755													
6	0845	KOOL DECK	0	100	0	0	577.00	SF	7.25	7.25	100	2014	2014	3	94	3,932													
7	0476	VF 6 SBPL	0	100	0	0	258.00	LF	32.00	32.00	100	2014	2014	3	85	7,018													
8	0855	CONC PAVER	0	100	0	0	296.00	SF	10.00	10.00	100	2019	2019	3	97	2,871													
TOTAL OB/XF 53,116																													
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																													