

LOT 11
IN OR 1184/1329
LANDYNS LAKE PB 6/277

RAWSON BRIAN & ELIZABETH
2880 LANDYN'S CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-30-035L-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		10	ABOVE AVG 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		12	HARDWOOD 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		2.	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	1,163	100	2003	1,163	184,208
FGR	528	55	2003	290	45,933
FOP	210	30	2003	63	9,978
FUS	1,154	100	2003	1,154	182,783
TOTALS	3,055			2,670	422,904

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,670	111.3840	175.99	469,893	2003	2003	0	0	0	10.00	90.00

1 SFR CUST - 100% - 2005

Heated Area: 2317

HX Base Yr 2005

BAS
2003

FGR
2003

FOP
2003

FUS
2003

BLD DATE		LGL DATE
XF DATE		LAND DATE