

LOT 12  
LANDYNS LAKE PB 6/277

ROSE-BELCHER STEPHANIE C &/BELCHER WILLIAM R JR  
2882 LANDYNS CIRCLE  
FERNANDINA BEACH, FL 32034

2025

00-00-30-035L-0012-0000



| 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               | 4,190                | 105.5208                           | 166.72         | 698,557        | 2003        | 2003           | 0         | 0        | 0           | 10.00   | 90.00         | VALUATION BY STANDARD |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 08               | IRREGULAR 100  | 1 SFR CUST - 100% - 2024 |                  |                      |                                    |                |                |             |                |           |          |             |         |               | Heated Area: 3728     |            |                           |  |  |  |  |  |  |  |  |  |  | HX Base Yr 2024 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | Tax Group: 2              |  |  |  |  |  |  |  |  |  |  |                 |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 60      |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |                 |  | 628,701      |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 40   |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |                 |  | 38,167       |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |                 |  | 300,000      |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |                 |  | 966,868      |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 4                | 100            |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |                 |  | 112          |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 3.5              | 100            |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |                 |  | 966,756      |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |                 |  | HX HB 50,722 |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 100            |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |                 |  | 916,034      |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100            | TOTAL JUST VALUE         |                  |                      |                                    |                |                |             |                |           |          |             |         |               | 966,868               |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       | NCON VALUE               |                  |                      |                                    |                |                |             |                |           |          |             |         |               | 0                     |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                | INCOME VALUE             |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                | PREVIOUS YEAR MKT VALUE  |                  |                      |                                    |                |                |             |                |           |          |             |         |               | 939,510               |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 1,969            | 100            | 2003                     | 1,969            | 295,445              |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 588              | 55             | 2003                     | 323              | 48,466               |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 153              | 30             | 2003                     | 46               | 6,902                |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 310              | 30             | 2003                     | 93               | 13,955               |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 1,759            | 100            | 2003                     | 1,759            | 263,934              |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 4,779                    |                  | 4,190                | 628,701                            |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                          |                  |                      | 2882 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                                                                                                                                             | 0855             | CONC PAVER     | 0                        | 100              | 0                    | 0                                  | 1,694.00       | SF             | 10.00       | 10.00          | 100       | 2003     | 2003        | 3       | 82            | 13,891                |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0861             | POOL GUNIT     | 0                        | 100              | 0                    | 0                                  | 251.00         | SF             | 85.00       | 85.00          | 100       | 2003     | 2003        | 3       | 29            | 6,187                 |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0855             | CONC PAVER     | 0                        | 100              | 0                    | 0                                  | 1,581.00       | SF             | 10.00       | 10.00          | 100       | 2003     | 2003        | 3       | 82            | 12,964                |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0476             | VF 6 SBPL      | 0                        | 100              | 0                    | 0                                  | 210.00         | LF             | 32.00       | 32.00          | 100       | 2005     | 2005        | 3       | 64            | 4,301                 |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0470             | VNYL GATE      | 0                        | 100              | 0                    | 0                                  | 2.00           | UT             | 300.00      | 300.00         | 100       | 2005     | 2005        | 3       | 64            | 384                   |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 0871             | POOL HTR R     | 0                        | 100              | 0                    | 0                                  | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 2005     | 2005        | 3       | 22            | 440                   |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 38,167                                                                                                                            |                  |                |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 |                  |                |                          |                  |                      |                                    |                |                |             |                |           |          |             |         |               |                       |            |                           |  |  |  |  |  |  |  |  |  |  |                 |  |              |  |  |  |  |  |  |  |  |  |  |  |  |