

BLACK CORY N & HOLLY BRYAN
2888 LANDYNS CIR
FERNANDINA BEACH, FL 32034

00-00-30-035L-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	2,067	100 2024 2,067 336,466
FAT	126	20 2024 25 4,070
FGR	695	55 2024 382 62,182
FOP	210	30 2024 63 10,255
FOP	300	30 2024 90 14,650
FUS	1,429	100 2024 1,429 232,613
STR	60	10 2024 6 977
TOTALS	4,887	4,062 661,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,062	103.0260	162.78	661,212	2023	2023	0	0	0.00	100.00

1 SFR CUST - 100% - 2024

Heated Area: 3521

HX Base Yr 2024

BAS
2024

FOP
2024

FAT
2024

STR
2024

FUS
2024

FGR
2024

NAASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		
BUILDING MARKET VALUE		661,212
TOTAL MARKET OB/XF VALUE		9,544
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		970,756
SOH/IAGL Deduction		122,565
ASSESSED VALUE		848,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		797,469
TOTAL JUST VALUE		970,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		937,313

PERMIT NUMDESCRIPTIONAMTISSUED

2024-0473POOL79,00010/03/2024

20222363CO07/11/2023

20222363T4757 H3509589,05008/23/2022

SALES DATA

OFF RECORD NumberDATETYPI INSTQUANTITYRSN CD SALE PRICE

1940/14269/25/2014WDQV0165,000

GRANTOR:S M LAND DEVELOPMENT

GRANTEE:BLACK CORY N & HOLL

1196/126112/19/2003WDUV19140,000

GRANTOR:HOLLAND WILLIAMS DEVE

GRANTEE:S M LAND DEVELOPMEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] U0.1L14.10 D0.1L1.3 S4 W18 N4 W16 S50 E14 N3 E13 N11 E23 N2 N34 \$
FUS=[YR=2024;ORIG=110,10] E15 S6 E21 E14 S15 W7 S21 W12 N10 W17 S4 W14 N17 E6 N4 E3 N4 W9 N11 \$
FGR=[YR=2024;ORIG=57,46] S11 E1 S9 S1 E22 N1 E10 N22 W11 S2 W22 \$
FOP=[YR=2024;ORIG=46,-2] E19 S12 W1 S4 W18 N4 N12 \$
FOP=[YR=2024;ORIG=44,60] N3 E13 E1 S9 W28 N6 E14 \$
FAT=[YR=2024;ORIG=125,10] E21 S6 W21 N6 \$
STR=[YR=2024;ORIG=110,21] E9 S4 W3 S4 W6 N8 \$
.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

9,544

REVIEW DATE 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS