LOT 19
LANDYNS LAKE PB 6/277

PLOOF JOHN & KATHLEEN
833 DIVIDING RD
SEVERNA PARK, MD 21146

2025

00-00-30-035L-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LANDYNS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	240,000
SOH/AGL Deduction	0
ASSESSED VALUE	240,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,000
TOTAL JUST VALUE	240,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0862	499SF POOL	86,066	03/07/2025
2024-0660	NEW SFR	559,943	01/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2721/1487	6/10/2024	WD	Q	V	01	250,000
GRANTOR: JANNEY JEREMY R & BRI						
GRANTEE: PLOOF JOHN & KATHLE						
2460/0701	5/06/2021	WD	Q	V	01	192,000
GRANTOR: HOLLAND WILLIAMS DEVE						
GRANTEE: JANNEY JEREMY R & B						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	300,000.00	240,000.00	240,000							

REVIEW DATE 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS