LOT 2
IN OR 1079/692
PIRATES BAY PB 5/213

WIGGINTON MARK A
2226 RYAN RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0002-0000

BUILDING CHARACTERISTICS

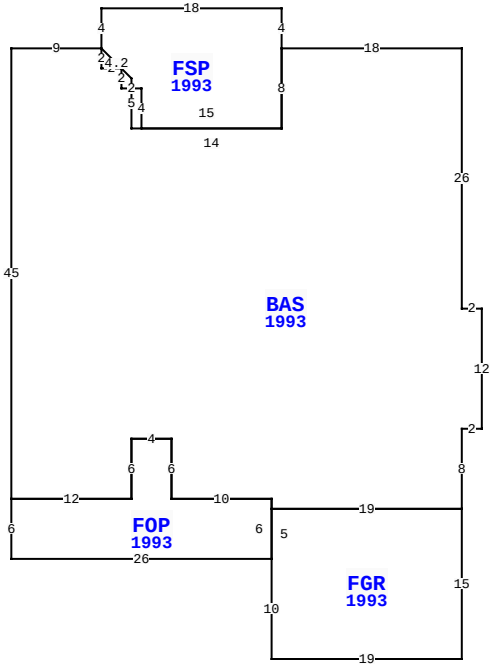
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1993	1,920	267,724
FGR	285	55	1993	157	21,892
FOP	180	30	1993	54	7,530
FSP	197	40	1993	79	11,016
TOTALS	2,582			2,210	308,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	124.6462	164.53	363,611	1991	1991	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2004 Heated Area: 1920 HX Base Yr 2004



2226 RYAN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		308,160
TOTAL MARKET OB/XF VALUE		4,595
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		492,755
SOH/AGL Deduction		292,199
ASSESSED VALUE		200,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,834
TOTAL JUST VALUE		492,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152562	SIDING	17,985	11/02/2015
20052746	H/AC	4,000	09/27/2005
B033147	REPAIR/RRF	2,000	05/23/2003
66875	NEW CONSTR	84,495	08/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/0692	9/06/2002	WD	Q	I		162,000
GRANTOR: MORLEY JOHN D & CYNTH						
GRANTEE: WIGGINTON MARK A &						
0950/1887	9/27/2000	WD	Q	I		116,000
GRANTOR: CRIPPS JOHN C JR & DI						
GRANTEE: MORLEY JOHN D & CYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N4 W18 S4 R3 D3 S5 E15 N8$ S8 W14 N4 W2 N2 W2 N2 W9 S45 FOP=[YR=1993] S6 E26 FGR=[YR=1993] S10 E19 N15 W19 S5$ N6 W10 N6 W4 S6 W12$ E12 N6 E4 S6 E10 S1 E19 N8 E2 N12 W2 N26$.

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
1	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,215	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 4,595

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS