

SCOTT LARRY G &/MARENOF-SCOTT LEA-ELLAN L
2263 RYAN RD
FERNANDINA BEACH, FL 32034

00-00-31-164B-0074-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		05 AVERAGE 80		0900		MDL 01		2,397		123.7446		EFF. BASE RATE 163.34		REPL. COST NEW 391,526		AYB 1989		EYB 1989		ECON 0		FNCT 0		NORM 0		17.85		82.15			
Exterior Wall		20		FACE BRICK 20		1		SNGL FAM - 100%		- 2003		Heated Area: 2095		HX Base Yr 2003		VALUATION BY		STANDARD		Tax Group: 2		Tax Dist:		BUILDING MARKET VALUE		321,639							
Roof Structur		03		GABLE/HIP 100		TOTAL MARKET OB/XF VALUE		17,748		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Roof Cover		03		COMP SHNGL 100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Interior Wall		05		DRYWALL 100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Interior Floo		14		CARPET 60		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Interior Floo		11		CLAY TILE 40		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Air Condition		03		CENTRAL 100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Heating Type		04		AIR DUCTED 100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Bedrooms		3		100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Bathrooms		2		100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Frame		02		WOOD FRAME 100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Stories		1.		1. 100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Units		0		100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Occupancy		00		NONE 100		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
Quality		06		Quality Level 06		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
DOR CODE		0100		SINGLE FAMILY		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722			
MAP NUM				MKT AREA		01		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		ASSESSED VALUE		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722	
NEIGHBORHOOD/LOC		1046.00		TOTAL MARKET VALUE		180,000		TOTAL LAND VALUE - MARKET		180,000		TOTAL MARKET VALUE		519,387		SOH/AGL Deduction		291,580		227,807		TOTAL EXEMPTION VALUE		HX HB		50,722		TOTAL MARKET VALUE		180,000			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		05/01/2025		MLU									
BAS		1,789		100		1993		1,789		240,055		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH					
BAS		306		100		2016		306		41,060		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH					
FGR		476		55		1993		262		35,156		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH					
FOP		30		30		1993		9		1,208		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH					
FOP		104		30		2016		31		4,160		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH		2263 RYAN RD, FERNANDINA BEACH					
TOTALS		2,705						2,397		321,639		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		05/01/2025		MLU									
EXTRA FEATURES										2263 RYAN RD, FERNANDINA BEACH										BLD DATE													
EXTRA FEATURES										2263 RYAN RD, FERNANDINA BEACH										XF DATE													
EXTRA FEATURES										2263 RYAN RD, FERNANDINA BEACH										INC DATE													
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