LOT 75
PIRATES BAY PB 5/213

HAYNES KATHERINE C/HAYNES PATRICIA W
2251 RYAN RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0075-0000

BUILDING CHARACTERISTICS

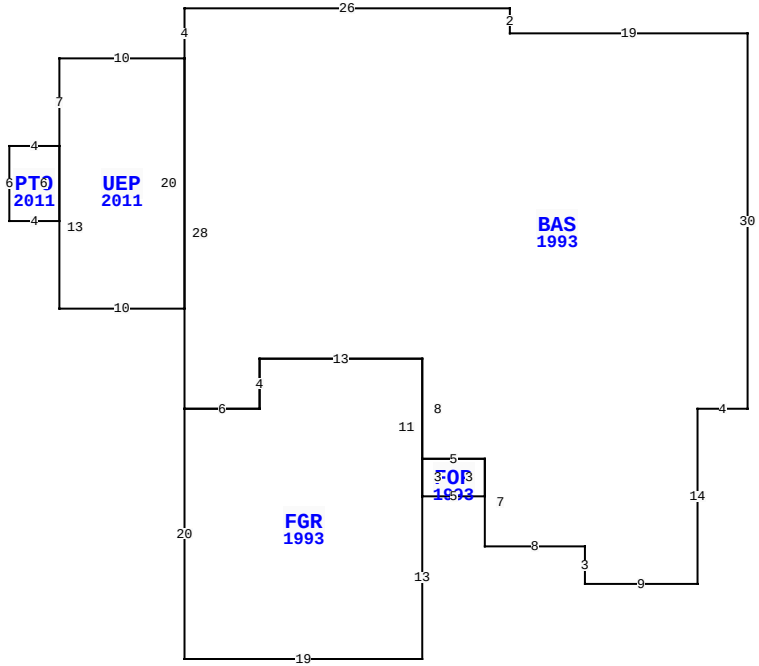
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,584	100	1993	1,584	215,850
FGR	432	55	1993	238	32,432
FOP	15	30	1993	4	545
PTO	24	5	2011	1	136
UEP	200	60	2011	120	16,352
TOTALS	2,255			1,947	265,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,947	123.8573	163.49	318,315	1990	1990	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2020 Heated Area: 1584 HX Base Yr 2020



2251 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		265,316
TOTAL MARKET OB/XF VALUE		4,994
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		450,310
SOH/AGL Deduction		153,503
ASSESSED VALUE		296,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,085
TOTAL JUST VALUE		450,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110687	NEW CONSTR	400	05/05/2011
20110227	ADDITION	23,935	02/16/2011
20100628	OTHER	800	04/19/2010
20070561	REPAIR/RRF	6,000	04/10/2007
6175	NEW CONSTR	67,585	09/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/1452	5/10/2019	WD	Q	I	01	315,000
GRANTOR: HARGREAVES JAMES & VI						
GRANTEE: HAYNES PATRICIA W &						
1534/0217	11/05/2007	WD	Q	I		285,000
GRANTOR: SESSIONS AMY & ANTHON						
GRANTEE: HARGREAVES JAMES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N2 W26 S4 UEP=[YR=2011] W10 S7
PTO=[YR=2011] W4 S6 E4 N6$ S13 E10 N20$ S28 FGR=[YR=1993] S20
E19 N13 FOP=[YR=1993] E5N3 W5 S3 $ N11 W13 S4 W6 $ E6 N4 E13
S8 E5 S7 E8 S3 E9 N14 E4 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	776.00	SF	5.20	5.20	100	1990	1990	3	57	2,300	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2002	2002	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 4,994

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 03/04/2019 BY KW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS