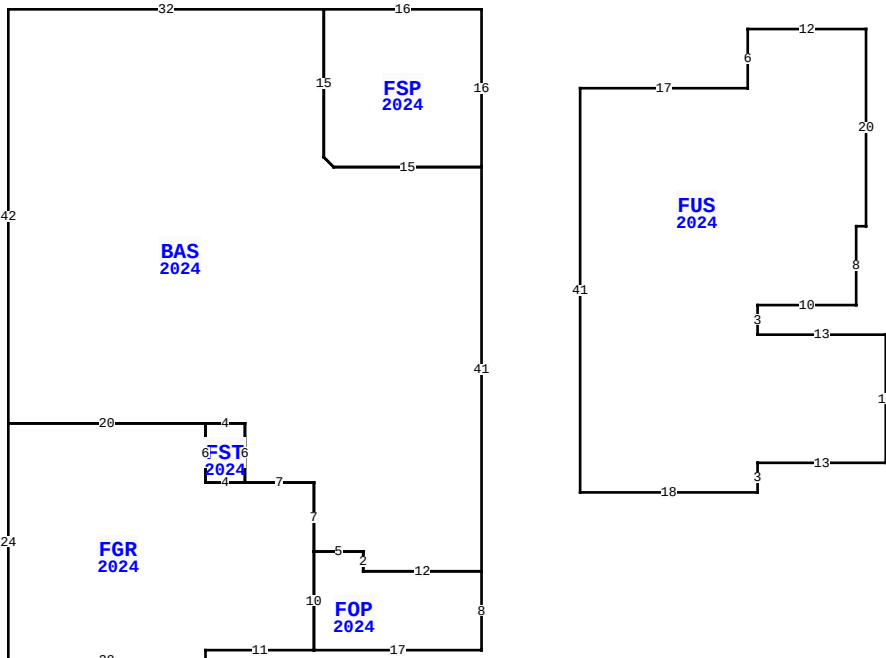


SMITH MICHAEL E & LEISA M
2897 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		31	HARDIE BRD 100		0500	01	3,787	110.4705	183.38	694,460	2023	2023		0	0	0.50	99.50	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2024													Heated Area: 3261 HX Base Yr 2024											
Roof Cover		03	COMP SHNGL 90															Tax Group: 2 Tax Dist:											
Roof Cover		12	MODULAR MT 10															BUILDING MARKET VALUE 690,988											
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 56,959											
Interior Floo		12	HARDWOOD 90															TOTAL LAND VALUE - MARKET 305,000											
Interior Floo		11	CLAY TILE 10															TOTAL MARKET VALUE 1,052,947											
Air Condition		03	CENTRAL 100															SOH/AGL Deduction 10,513											
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE 1,042,434											
Bedrooms			4 100															TOTAL EXEMPTION VALUE HX HB 51,411											
Bathrooms			4 100															BASE TAXABLE VALUE 991,023											
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE 1,052,947											
Stories		2.	100		NCON VALUE 0																								
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE 1,019,183																								
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	2,048	100	2024	2,048	373,684																								
FGR	667	55	2024	367	66,964																								
FOP	146	30	2024	44	8,029																								
FSP	256	40	2024	102	18,611																								
FST	24	55	2024	13	2,372																								
FUS	1,213	100	2024	1,213	221,328																								
TOTALS		4,354			3,787	690,988																							
EXTRA FEATURES					2897 LANDYNS CIR, FERNANDINA BEACH										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
L N	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													
2	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000														
6	0501	FP-AVERAGE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950														
7	0754	FOP	0 100	0	0	144.00	SF	15.00	15.00	100	2024	2023		93	2,009														
LAND DESCRIPTION										TOTAL OB/XF										56,959									
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	305,000.00	305,000.00	305,000												