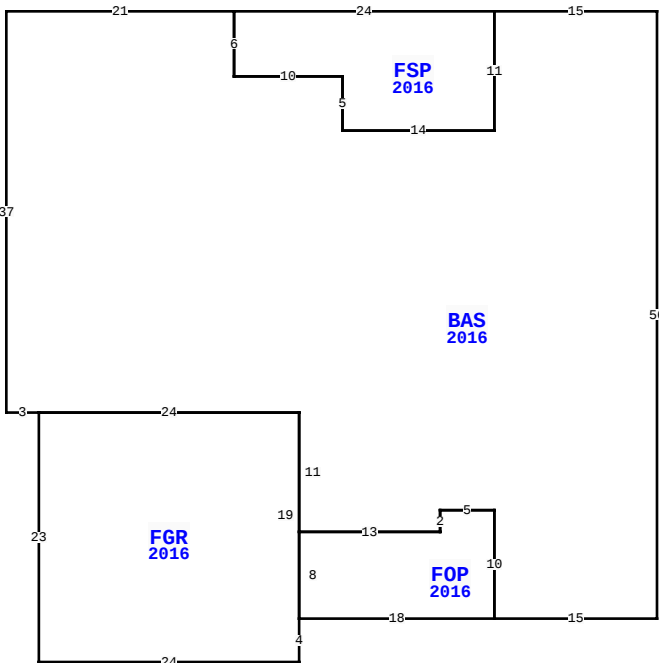


BAIRAS RUDOLPH J JR & ANDREA H
2889 LANDYNS CIRCLE
FERNANDINA BEACH, FL 32034

00-00-30-035L-0005-0000



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		10	ABOVE AVG 100		0500	01	2,915	112.0245	185.96	542,073	2016	2016		0	0	4.00	96.00	VALUATION BY		STANDARD										
Roof Structure		08	IRREGULAR 100		1 SFR CUST 100% - 2017													Heated Area: 2479 HX Base Yr 2017												
Roof Cover		03	COMP SHNGL 100															520,390												
Interior Wall		05	DRYWALL 100															1,824												
Interior Floor		12	HARDWOOD 50															305,000												
Interior Floor		14	CARPET 50															827,214												
Air Condition		03	CENTRAL 100															360,561												
Heating Type		04	AIR DUCTED 100															466,653												
Bedrooms			4 100															51,411												
Bathrooms			3 100															415,242												
Frame		02	WOOD FRAME 100															827,214												
Stories		1.	1. 100															0												
Units			0 100																											
Occupancy		00	NONE 100																											
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	2,479	100	2016	2,479	442,555																									
FGR	552	55	2016	304	54,271																									
FOP	154	30	2016	46	8,212																									
FSP	214	40	2016	86	15,353																									
TOTALS		3,399			2,915	520,390																								
EXTRA FEATURES					2889 LANDYNS CIR, FERNANDINA BEACH																									
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														
4	1076	TRELLIS A	0 100	16	16	256.00	SF	7.50	7.50	100	2016	2016	3	95	1,824															