LOT 7
IN OR 1954/609
LANDYNS LAKE PB 6/277

KRISTENSEN ROBERT A & DANIELLE L
2885 LANDYNS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-035L-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

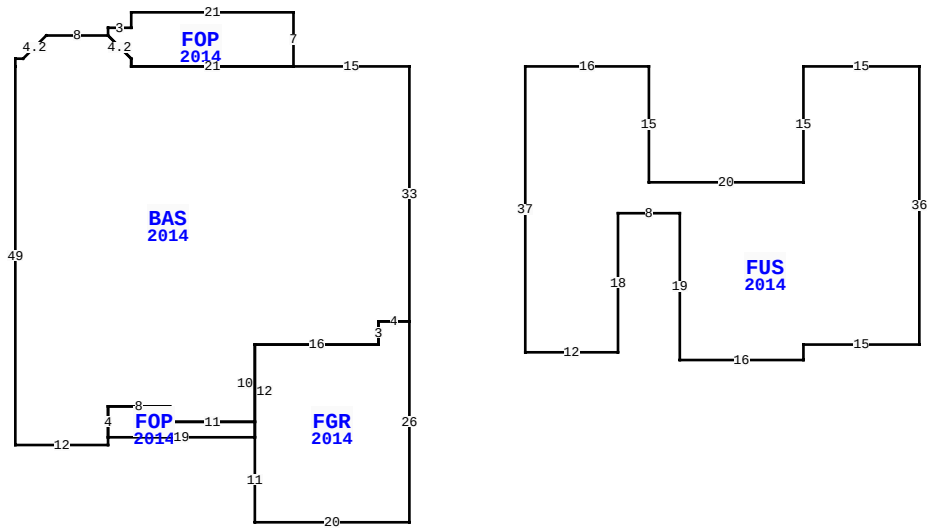
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	2,202	100	2014	2,202	379,010
FGR	472	55	2014	260	44,752
FOP	54	30	2014	16	2,754
FOP	155	30	2014	46	7,917
FUS	1,444	100	2014	1,444	248,543
TOTALS	4,327			3,968	682,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,968	109.1475	181.18	718,922	2014	2014	0	0	0	5.00	95.00

1 SFR CUST 100% - 2015 Heated Area: 3646 HX Base Yr 2015



2885 LANDYNS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		682,976
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		987,976
SOH/AGL Deduction		442,655
ASSESSED VALUE		545,321
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		493,910
TOTAL JUST VALUE		987,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		963,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140325	NEW CONSTR	402,117	02/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1954/0609	12/23/2014	SW	Q	I	01	500,000
GRANTOR: LUXURY HOME BUILDERS						
GRANTEE: KRISTENSEN ROBERT A						
1558/0331	3/28/2008	TD	Q	V	06	100
GRANTOR: WILLIAMS H E TRUSTEE						
GRANTEE: LUXURY HOME BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] N7 W21 S2 W3 S1 D3 R3 S1 E21$ W21 N1 U3 L3 W8 D3 L3 W1 S1 S49 E12 N1 FOP=[YR=2014] E19 FGR=[YR=2014] S11 E20 N26 W4 S3 W16 S12$ N2 W11 N2 W8 S4$ N4 E8 S2 E11 N10 E16 N3 E4 N33$ PTR=E15 FUS=[YR=2014] E16 S15 E20 N15 E15 S36 W15 S2 W16 N19 W8 S18 W12 N37$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS