LOT 8
LANDYNS LAKE PB 6/277

JAWORSKI FAMILY TRUST/JAWORSKI JASON TRUSTEE
2883 LANDYNS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-30-035L-0008-0000

BUILDING CHARACTERISTICS

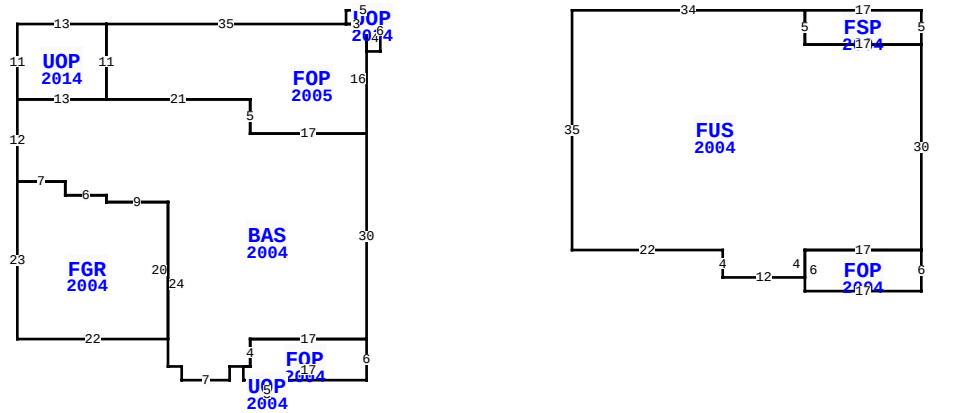
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	1,295	100	2004	1,295	216,655
FGR	467	55	2004	257	42,997
FOP	102	30	2004	31	5,187
FOP	104	30	2004	31	5,187
FOP	503	30	2005	151	25,262
FSP	85	40	2004	34	5,688
FUS	1,748	100	2004	1,748	292,442
UOP	10	20	2004	2	335
UOP	18	20	2004	4	670
UOP	143	20	2014	29	4,852
TOTALS	4,475			3,582	599,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,582	111.9825	185.89	665,858	2004	2004	0	0	0	10.00	90.00

1 SFR CUST 100% - 2022 Heated Area: 3043 HX Base Yr 2022



2883 LANDYNS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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		599,272
TOTAL MARKET OB/XF VALUE		57,207
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		961,479
SOH/AGL Deduction		175,480
ASSESSED VALUE		785,999
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		729,588
TOTAL JUST VALUE		961,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		926,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140562	SCRNENCL	8,500	03/24/2014
20140203	SWIM POOL	0	01/31/2014
B032437	NEW CONSTR	336,000	01/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1340	10/03/2022	WD	U	I	11	100
GRANTOR: JAWORSKI JASON & VALE						
GRANTEE: JAWORSKI FAMILY TRU						
2392/1826	9/15/2020	WD	Q	I	01	742,000
GRANTOR: HOLDEN-DODGE SUSAN RE						
GRANTEE: JAWORSKI JASON & VA						

BUILDING NOTES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	
5	0911	SCRN RM A	0	100	0	0	929.00	SF	18.00	18.00	100	2014	2014	3	55	9,197	

BUILDING DIMENSIONS

FUS=[YR=2004;ORIG=15,0] E34 S5 E17 S30 W17 S4 W12 N4 W22 N35 $
BAS=[YR=2004;ORIG=-53,13] W13 S12 E7 S2 E6 S1 E9 S24 E2 S2 E7 N2 E2 E1 N4 E17 N30 W17 N5 W21 $
FOP=[YR=2005;ORIG=-18,2] W35 S11 E21 S5 E17 N16 W3 $
FGR=[YR=2004;ORIG=-66,25] S23 E22 N20 W9 N1 W6 N2 W7 $
UOP=[YR=2014;ORIG=-53,2] W13 S11 E13 N11 $
FOP=[YR=2004;ORIG=-33,52] S2 E1 E17 N6 W17 S4 W1 $
FOP=[YR=2004;ORIG=66,35] S6 W17 N6 E17 $
FSP=[YR=2004;ORIG=49,0] E17 S5 W17 N5 $
UOP=[YR=2004;ORIG=-13,0] W5 S2 E3 S4 E2 N6 $
UOP=[YR=2004;ORIG=-32,54] S2 E5 N2 W5 $

LAND DESCRIPTION

TOTAL OB/XF 57,207

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