LOT 11
LANDYNS LAKE PB 6/277

RAWSON BRIAN & ELIZABETH L/E/
2880 LANDYN'S CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-30-035L-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

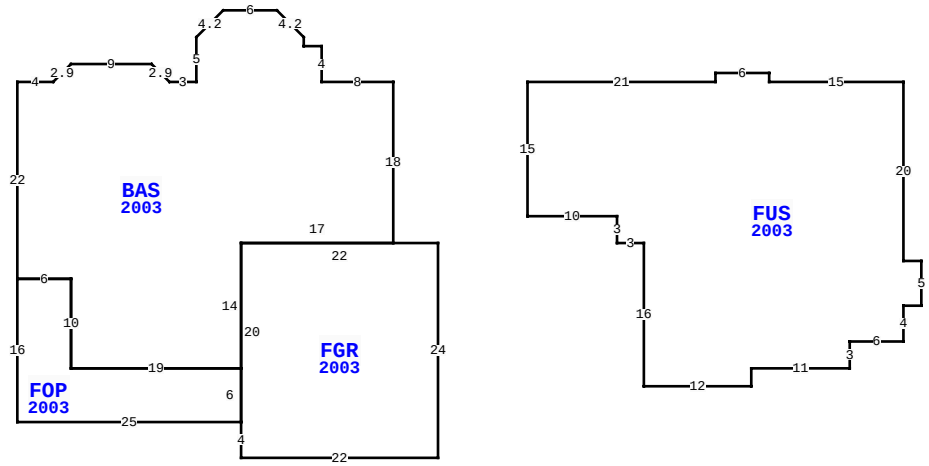
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100	2003	1,163	192,460
FGR	528	55	2003	290	47,991
FOP	210	30	2003	63	10,426
FUS	1,154	100	2003	1,154	190,971
TOTALS	3,055			2,670	441,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,670	111.3840	184.90	493,683	2003	2003	0	0	0	10.50	89.50

1 SFR CUST 100% - 2005 Heated Area: 2317 HX Base Yr 2005



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

2880 LANDYNS CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		441,846
TOTAL MARKET OB/XF VALUE		49,204
TOTAL LAND VALUE - MARKET		305,000
TOTAL MARKET VALUE		796,050
SOH/AGL Deduction		470,426
ASSESSED VALUE		325,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,213
TOTAL JUST VALUE		796,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173467	STRINSCRNRM	3,000	11/06/2017
20111809	SCRN ROOM	8,000	10/10/2011
20070516	SWIM POOL	26,700	03/28/2007
20070517	ELEC OTHER	650	03/28/2007
B012348	NEW CONSTR	160,000	10/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2827/1636	11/06/2025	QC	U	I	11	100
GRANTOR: RAWSON BRIAN & ELIZAB						
GRANTEE: RAWSON ALEXANDRIA P						
2827/1505	11/06/2025	QC	U	I	11	100
GRANTOR: RAWSON BRIAN & ELIZAB						
GRANTEE: RAWSON ALEXANDRIA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 N4 W2 N1 U3 L3 W6 L3 D3 S5 W3 L2 U2 W9 L2 D2 W4 S22 FOP=[YR=2003] S16 E25 FGR=[YR=2003] S4 E22N24 W22 S20$ N6 W19 N10 W6$ E6S10 E19 N14 E17 N18$ PTR=E15 FUS=[YR=2003] E21 N1 E6 S1 E15 S20 E2 S5 W2 S4 W6 S3 W11 S2 W12 N16 W3 N3 W10 N15$ 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
10	0911	SCRN RM A	0	100	0	0	695.00	SF	18.00	18.00	100	2011	2011	3	40	5,004	

LAND DESCRIPTION

TOTAL OB/XF 49,204

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