LOT 15
IN OR 1940/1426
LANDYNS LAKE PB 6/277

BLACK CORY N & HOLLY BRYAN
2888 LANDYNS CIR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-035L-0015-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

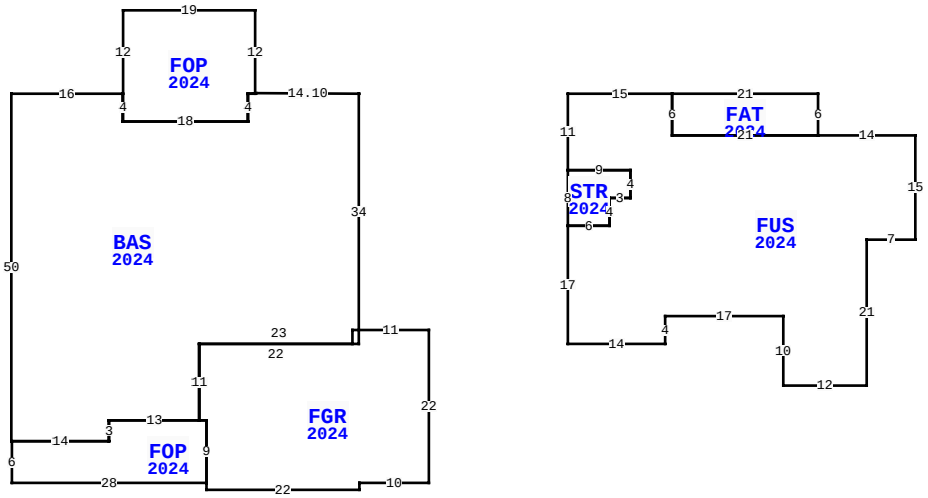
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| 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 | 2,067 | 100 | 2024 | 2,067 | 351,731 |
| FAT | 126 | 20 | 2024 | 25 | 4,255 |
| FGR | 695 | 55 | 2024 | 382 | 65,003 |
| FOP | 210 | 30 | 2024 | 63 | 10,720 |
| FOP | 300 | 30 | 2024 | 90 | 15,315 |
| FUS | 1,429 | 100 | 2024 | 1,429 | 243,166 |
| STR | 60 | 10 | 2024 | 6 | 1,021 |
| TOTALS | 4,887 | | | 4,062 | 691,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,062 | 103.0260 | 171.02 | 694,683 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 3521 HX Base Yr 2024




2888 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 | | 691,210 |
| TOTAL MARKET OB/XF VALUE | | 60,000 |
| TOTAL LAND VALUE - MARKET | | 305,000 |
| TOTAL MARKET VALUE | | 1,056,210 |
| SOH/AGL Deduction | | 125,118 |
| ASSESSED VALUE | | 931,092 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 879,681 |
| TOTAL JUST VALUE | | 1,056,210 |
| NCON VALUE | | 60,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 970,756 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2024-0473 | POOL | 79,000 | 10/03/2024 |
| 20222363 | CO | | 07/11/2023 |
| 20222363 | T4757 H3509 | 589,050 | 08/23/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1940/1426 | 9/25/2014 | WD | Q | V | 01 | 65,000 |
| GRANTOR: S M LAND DEVELOPMENT | | | | | | |
| GRANTEE: BLACK CORY N & HOLL | | | | | | |
| 1196/1261 | 12/19/2003 | WD | U | V | 19 | 140,000 |
| GRANTOR: HOLLAND WILLIAMS DEVE | | | | | | |
| GRANTEE: S M LAND DEVELOPMEN | | | | | | |

## BUILDING NOTES

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2026 | 2025 | 05 | 100 | 60,000 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] U0.1L14.10 D0.1L1.3 S4 W18 N4 W16 S50 E14 N3 E13 N11 E23 N2 N34 $
FUS=[YR=2024;ORIG=110,10] E15 S6 E21 E14 S15 W7 S21 W12 N10 W17 S4 W14 N17 E6 N4 E3 N4 W9 N11 $
FGR=[YR=2024;ORIG=57,46] S11 E1 S9 S1 E22 N1 E10 N22 W11 S2 W22 $
FOP=[YR=2024;ORIG=46,-2] E19 S12 W1 S4 W18 N4 N12 $
FOP=[YR=2024;ORIG=44,60] N3 E13 E1 S9 W28 N6 E14 $
FAT=[YR=2024;ORIG=125,10] E21 S6 W21 N6 $
STR=[YR=2024;ORIG=110,21] E9 S4 W3 S4 W6 N8 $
.

## LAND DESCRIPTION

TOTAL OB/XF 60,000

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS