



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,038	100	2004	2,038	322,250
FGR	630	55	2004	346	54,710
FOP	153	30	2004	46	7,274
FOP	174	30	2004	52	8,222
FUS	1,317	100	2004	1,317	208,246
TOTALS	4,312			3,799	600,701

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0500	FP-PRE FAB
8	0860	POOL/SPA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,799	105.8400	175.69	667,446	2004	2004	0	0	10.00	90.00
1 SFR CUST 100% - 2023 Heated Area: 3355 HX Base Yr 2023											
2892 LANDYNS CIR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2026 MLU											

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
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
8	0860	POOL/SPA	0 100	0 0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		600,701	
TOTAL MARKET OB/XF VALUE		45,510	
TOTAL LAND VALUE - MARKET		305,000	
TOTAL MARKET VALUE		951,211	
SOH/AGL Deduction		16,097	
ASSESSED VALUE		935,114	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		883,703	
TOTAL JUST VALUE		951,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		910,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071022	SWIM POOL	31,650	06/07/2007
20071024	ELEC OTHER	650	06/07/2007
20051983	XFOB	3,000	06/13/2005
B0034161	NEW CONSTR	230,000	11/18/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2498/1283	9/21/2021	WD	Q	I	01
GRANTOR: ZITELLI DEBRA P					
GRANTEE: WELDON DAVID & KAYT					
1524/0586	9/10/2007	WD	Q	I	01
GRANTOR: ZITELLI COURTNEY R					
GRANTEE: ZITELLI COURTNEY R					

BUILDING NOTES											
FOP=[YR=2004] W17 BAS=[YR=2004] W22 U2 L2 W8 D2 L2 W4 S29 FGR=[YR=2004] S28 E11 N2 E11 N4 FOP=[YR=2004] E18 N7 W12 N8 W6 S15\$ N23 E2 N4 W2 N4 S7 W18\$ E18 N7 E4 S2 E2 S4 W2 S8 E6 S8 E12 S11 E15 N46 W17 N9\$ S9 E17 N9\$ PTR=N15 FUS=[YR=2004] N44E22 S3 E5 S3 E7 S5 E8 S19 W13 N12 W7 S24 W11 S2 W11\$ S15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	1.00