LOT 19
LANDYNS LAKE PB 6/277

PLOOF JOHN & KATHLEEN
833 DIVIDING RD
SEVERNA PARK, MD 21146

2026

00-00-30-035L-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

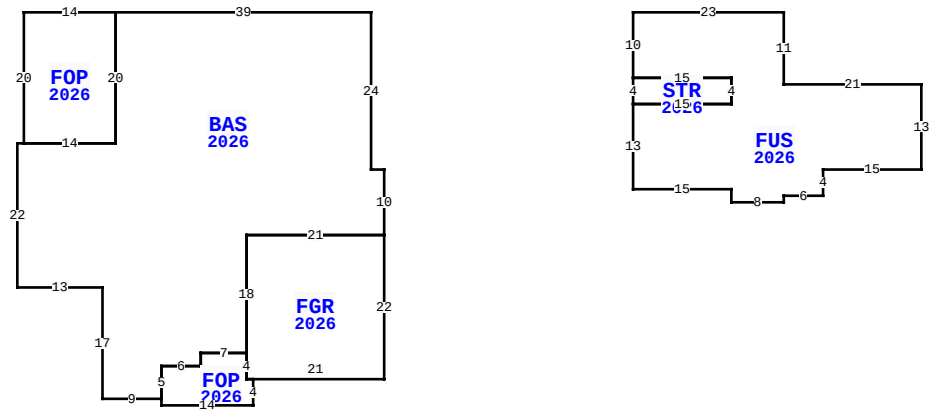
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	2,131	100	2026	2,131	375,887
FGR	462	55	2026	254	44,803
FOP	96	30	2026	29	5,115
FOP	280	30	2026	84	14,817
FUS	874	100	2026	874	154,165
STR	60	10	2026	6	1,058
TOTALS	3,903			3,378	595,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,378	106.2600	176.39	595,845	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3005 HX Base Yr



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	595,845
TOTAL MARKET OB/XF VALUE	52,000
TOTAL LAND VALUE - MARKET	305,000
TOTAL MARKET VALUE	952,845
SOH/AGL Deduction	41,000
ASSESSED VALUE	911,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,845
TOTAL JUST VALUE	952,845
NCON VALUE	647,845
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0660			10/09/2025
2025-0862	499SF POOL	86,066	03/07/2025
2024-0660	NEW SFR	559,943	01/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1487	6/10/2024	WD	Q	V	01	250,000
GRANTOR: JANNEY JEREMY R & BRI						
GRANTEE: PLOOF JOHN & KATHLE						
2460/0701	5/06/2021	WD	Q	V	01	192,000
GRANTOR: HOLLAND WILLIAMS DEVE						
GRANTEE: JANNEY JEREMY R & B						

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=110,10] W39 S20 W14 W1 S22 E13 S17 E9 N5 E6 N2 E7 N18 E21 N10 W2 N24 $
FGR=[YR=2026;ORIG=91,44] E21 S22 W21 N4 N18 $
FOP=[YR=2026;ORIG=92,66] S4 W14 N1 N5 E6 N2 E7 S4 E1 $
FOP=[YR=2026;ORIG=57,30] E14 N20 W14 S20 $
FUS=[YR=2026;ORIG=150,10] S10 E15 S4 W15 S13 E15 S2 E8 N1 E6 N4 E15 N13 W21 N11 W23 $
STR=[YR=2026;ORIG=150,20] E15 S4 W15 N4 $
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LAND DESCRIPTION

TOTAL OB/XF 52,000

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	0		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 01/22/2026 BY HS Total Acres: 0.00 Total Land Value: 305,000 Market: 0 Agricultural: 0 Common: 305,000 PRINTED 07/09/2026 BY SYS