LOT 1
PIRATES BAY PB 5/213

OLDHAM DAVID M & TAMMY D
2214 RYAN RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

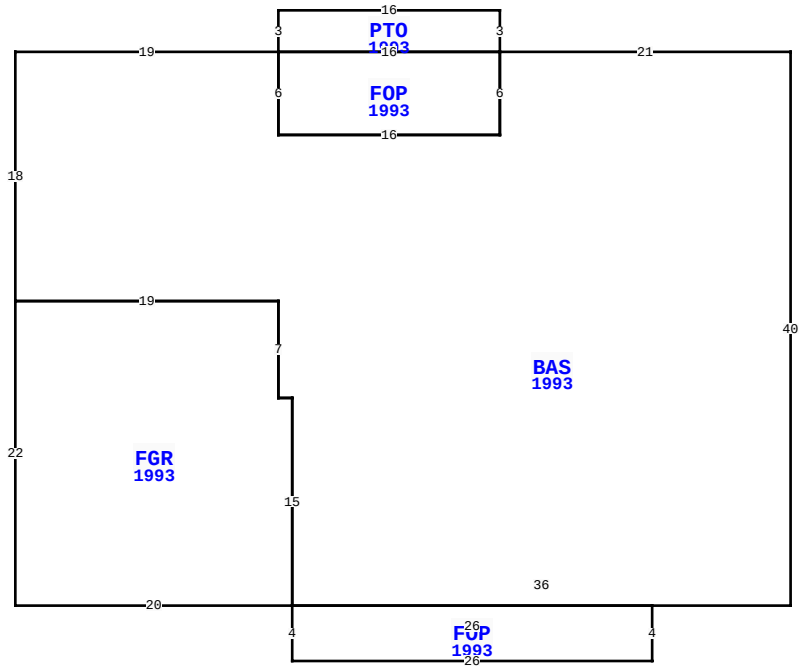
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1993	1,711	242,344
FGR	433	55	1993	238	33,710
FOP	96	30	1993	29	4,108
FOP	104	30	1993	31	4,391
PTO	48	5	1993	2	283
TOTALS	2,392			2,011	284,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	120.5890	167.62	337,084	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2023 Heated Area: 1711 HX Base Yr 2023



2214 RYAN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		317,681
TOTAL MARKET OB/XF VALUE		52,380
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		550,061
SOH/AGL Deduction		75,547
ASSESSED VALUE		474,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		423,103
TOTAL JUST VALUE		550,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0692	AFU	366,296	02/05/2024
20090131	OTHER	0	01/29/2009
20090012	GARAGE	14,125	01/05/2009
6822	NEW CONSTR	78,685	12/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0302	8/12/2021	WD	Q	I	01	420,000
GRANTOR: BAUMAN CHARLES & JOAN						
GRANTEE: OLDHAM DAVID M & TA						
1954/0242	12/09/2014	WD	Q	I	02	232,000
GRANTOR: WEISSKOPF ANTONIA K F						
GRANTEE: MANLEY JOAN & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1993] N3 W16 S3 FOP=[YR=1993] S6 E16 N6 W16$ E16$ S6 W16 N6 W19 S18 FGR=[YR=1993] S22 E20 FOP=[YR=1993] S4 E26 N4 W26$ N15 W1 N7 W19$ E19 S7 E1 S15 E36 N40$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 52,380

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	180,000.00	180,000.00	180,000							

REVIEW DATE 11/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS

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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 100
Interior Kitch	05	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

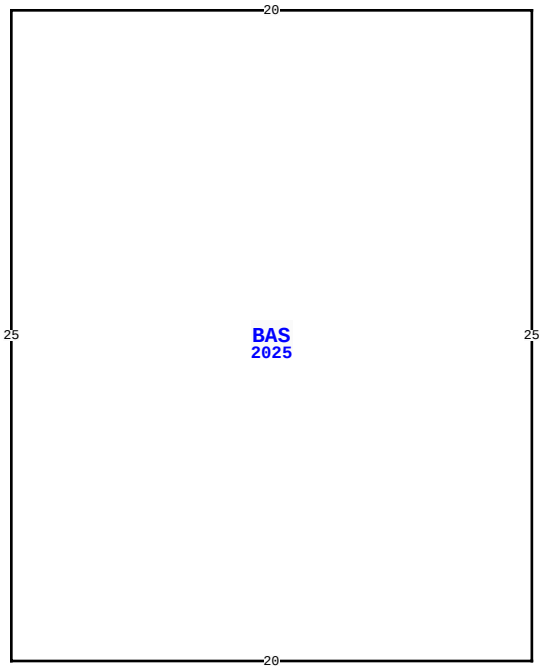
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2025	500	32,845
TOTALS	500			500	32,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	500	117.3000	65.69	32,845	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U 100% - 2025 Heated Area: 500 HX Base Yr 2023



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GRANTOR: WEISSKOPF ANTONIA K F						
GRANTEE: MANLEY JOAN & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E20 S25 W20 N25 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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