LOT 3
PIRATES BAY PB 5/213

TATE EVERETT B III & TAYLOR S
2240 RYAN RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

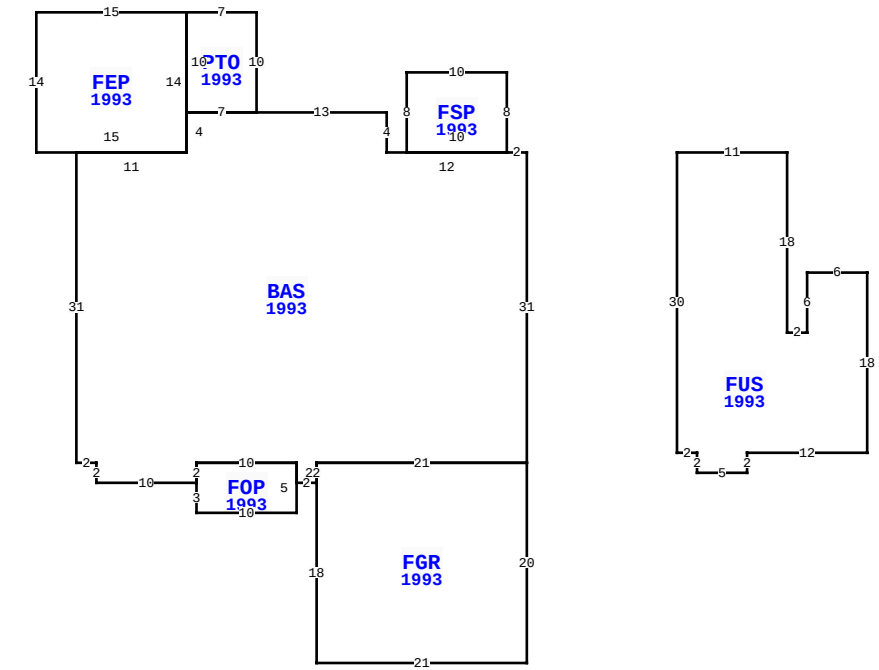
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,499	100	1993	1,499	224,268
FEP	210	80	1993	168	25,135
FGR	420	55	1993	231	34,560
FOP	50	30	1993	15	2,244
FSP	80	40	1993	32	4,788
FUS	472	100	1993	472	70,616
PTO	70	5	1993	4	598
TOTALS	2,801			2,421	362,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	131.5209	182.81	442,583	1989	1989	0	0	0	18.16	81.84

1 SNGL FAM 100% - 2020 Heated Area: 1971 HX Base Yr 2020



2240 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		362,210
TOTAL MARKET OB/XF VALUE		41,240
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		583,450
SOH/AGL Deduction		181,820
ASSESSED VALUE		401,630
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		350,219
TOTAL JUST VALUE		583,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211607	SWIM POOL	0	10/25/2021
20081034	XFOB	300	06/18/2008
8362	ADDITION	1,500	06/01/1994
7380	ADDITION	2,400	10/20/1992
7188	XFOB	2,893	07/10/1992
5179	NEW CONSTR	90,370	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/1922	10/25/2019	WD	Q	I	01	345,000
GRANTOR: CUETO ERICK & DANAE						
GRANTEE: TATE EVERETT B III						
1978/1056	5/05/2015	WD	Q	I	01	289,900
GRANTOR: HALL ROY LESTER SR &						
GRANTEE: CUETO ERICK & DANAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N8 W10 S8 E10 $ W12 N4 W13 PTO=[YR=1993] N10 W7 FEP=[YR=1993] W15 S14 E15 N14 $ S10 E7 $ W7 S4 W11 S31 E2 S2 E10 FOP=[YR=1993] S3 E10 N5 W10 S2 $ N2 E10 S2 E2 FGR=[YR=1993] S18 E21 N20 W21 S2 $ N2 E21 N31 $ PTR= E15FUS=[YR=1993] E11 S18 E2 N6 E6 S18 W12 S2 W5 N2 W2 N30 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 41,240

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 04/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS