LOT 73
PIRATES BAY PB 5/213

BURCH GAYE GALLOWAY L/E/
2319 RYAN RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0073-0000

BUILDING CHARACTERISTICS

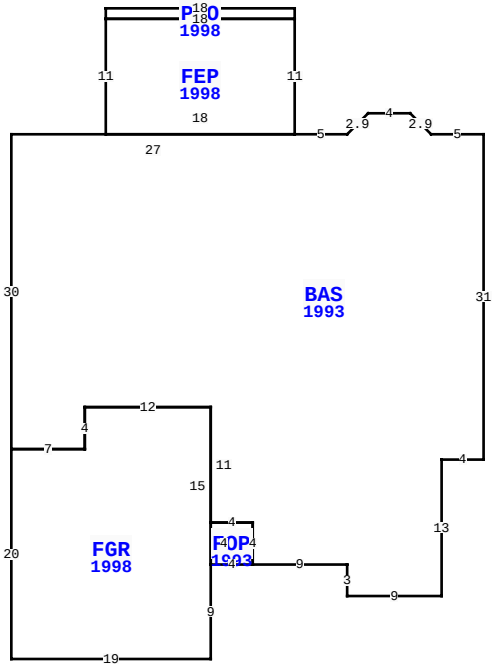
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,571	100	1993	1,571	233,697
FEP	198	80	1998	158	23,503
FGR	428	55	1998	235	34,958
FOP	16	30	1993	5	743
PTO	18	5	1998	1	149
TOTALS	2,231			1,970	293,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,970	129.2669	179.68	353,970	1989	1989	0	0	0	17.21	82.79

1 SNGL FAM 100% - 2023 Heated Area: 1571 HX Base Yr 2023



2319 RYAN RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		293,052
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		475,222
SOH/AGL Deduction		63,065
ASSESSED VALUE		412,157
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		355,746
TOTAL JUST VALUE		475,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021874	REPAIR/RRF	4,000	11/01/2002
B983972	ADDITION	6,313	08/03/1998
5627	NEW CONSTR	67,585	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1306	6/02/2025	LE	U	I	11	100
GRANTOR: BURCH GAYE GALLOWAY						
GRANTEE: WILLIAMS JANICE GAL						
2566/0849	5/25/2022	TD	Q	I	02	600,000
GRANTOR: HALL JEFFREY SUCCESSO						
GRANTEE: BURCH GAYE GALLOWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 U2 L2 W4 D2 L2 W5 FEP=[YR=1998] N11
PTO=[YR=1998] N1 W18 S1 E18$ W18 S11 E18$ W 27 S30
FGR=[YR=1998] S20 E19 N9 FOP=[YR=1993] E4 N4 W4 S4 $ N15 W12
S4 W7 $ E7 N4 E12 S11 E4 S4 E9S3 E9 N13 E4 N31 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS