

LOT 1 IN OR 2070/932
THE BREAKERS @ OCEAN REACH #1
PB 6/44

BIGALOW ANDREW P & POLLY
2864 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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 02
NEIGHBORHOOD/LOC	2031.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,953
FGR	498
FOP	53
FOP	172
PTO	12
TOTALS	2,688

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,296	127.2383	151.10	346,926	1998	1998	0	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2017 Heated Area: 1953 HX Base Yr 2017													
2864 EASTWIND DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY				PAGE 1 of 1		8	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				305,295			
TOTAL MARKET OB/XF VALUE				28,553			
TOTAL LAND VALUE - MARKET				180,000			
TOTAL MARKET VALUE				513,848			
SOH/AGL Deduction				182,499			
ASSESSED VALUE				331,349			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				281,349			
TOTAL JUST VALUE				513,848			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				492,424			
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3
2	0810	CONCRETE A	0 100	0	0	1,103.00	SF	6.50	6.50	100	1998	1998	3
3	0810	CONCRETE A	0 100	58	4	232.00	SF	6.50	6.50	100	1998	1998	3
4	0861	POOL GUNIT	0 100	0	0	225.00	SF	85.00	85.00	100	2007	2007	3
5	0845	KOOL DECK	0 100	0	0	682.00	SF	7.25	7.25	100	2007	2007	3
6	0910	SCRN RM L	0 100	0	0	880.00	SF	15.00	15.00	100	2007	2007	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00
TOTAL OB/XF 28,553													
ADJ UNIT PRICE													
LAND VALUE													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSV													