

LOT 3 IN OR 1645/653
THE BREAKERS @ OCEAN REACH #1
PB 6/44

HICKS JOHN M & KATHLEEN M
2882 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0003-0000



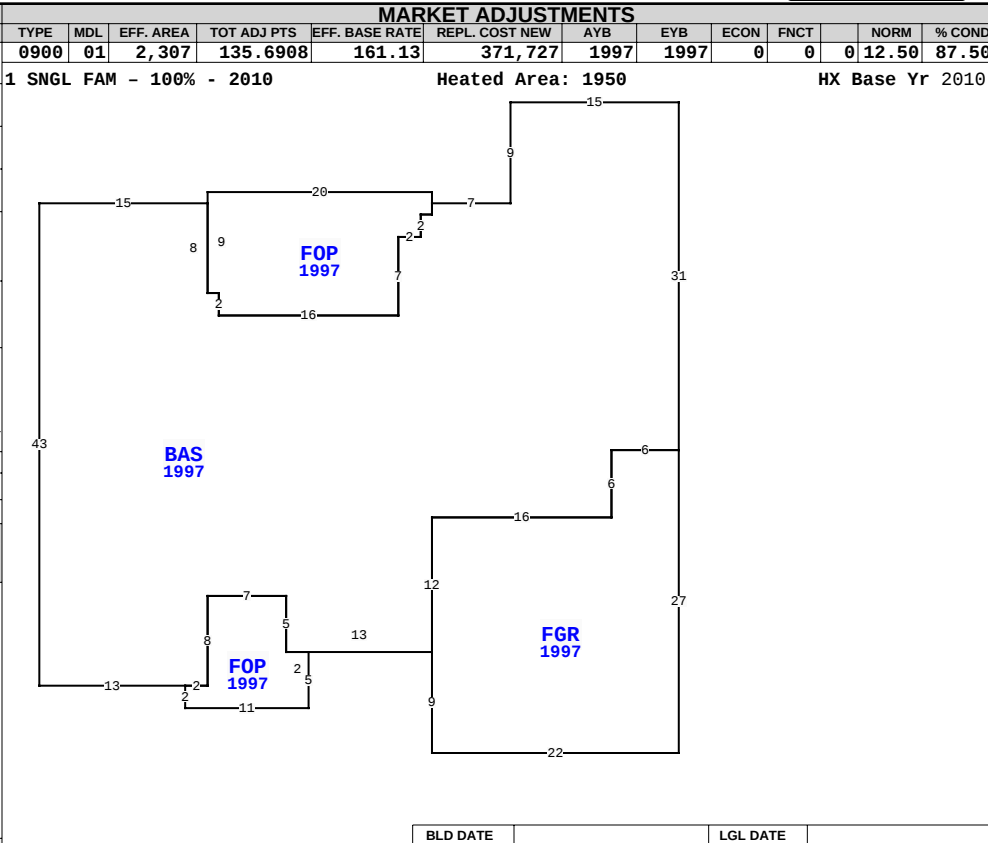
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	274,929
FGR	498	55	274	38,631
FOP	84	30	25	3,525
FOP	195	30	58	8,178
TOTALS	2,727		2,307	325,261

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	281.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	764.00	SF	7.25	7.25	
6	0911	SCRN RM A	0	100	0	0	1,008.00	SF	17.50	17.50	
7	0855	CONC PAVER	0	100	11	9	99.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT	



2882 EASTWIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,307	135.6908	161.13	371,727	1997	1997	0	0	0	12.50
1 SNGL FAM - 100% - 2010											
Heated Area: 1950											
HX Base Yr 2010											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		325,261
TOTAL MARKET OB/XF VALUE		37,917
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		543,178
SOH/AGL Deduction		241,872
ASSESSED VALUE		301,306
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,306
TOTAL JUST VALUE		543,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210846	ADDITION	0	02/01/2021
B0412737	XFOB	5,600	05/01/2004
B9906123	ADDITION	2,308	05/01/1999
B9704050	NEW CONSTR	98,100	06/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1645/0653	10/23/2009	WD	Q	I	01	372,000
GRANTOR: GOTTLIEB SANDRA SLATE						
GRANTEE: HICKS JOHN M & KATH						
0808/0228	9/30/1997	WD	Q	I		160,400
GRANTOR: PANITZ HOMES						
GRANTEE: SLATER SANDRA JANE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W15 S9 W7 FOP=[YR=1997] N1 W20 S9 E1 S2 E16 N7 E2 N2 E1 N1\$ S1 W1 S2 W2 S7 W16 N2 W1 N8 W15 S43 E13 FOP=[YR=1997] S2 E11 N5 W2 N5 W7 S8 W2\$ E2 N8 E7 S5 E13 FGR=[YR=1997] S9 E22 N27 W6 S6 W16 S12\$ N12 E16 N6 E6 N31\$.											