LOT 7 IN OR 1166/384
THE BREAKERS @ OCEAN REACH #1
PB 6/44

ZUKOVS GEORGE J & LAUREN C
2912 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0007-0000

BUILDING CHARACTERISTICS

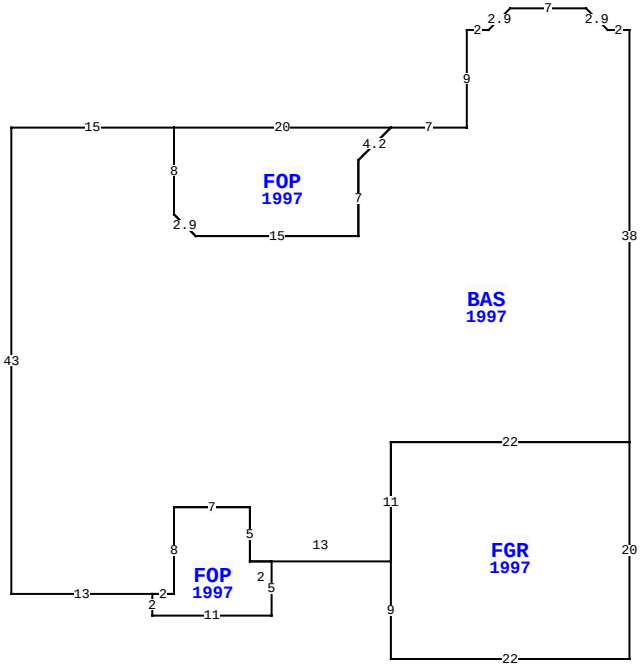
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,029	100	2,029	254,234
FGR	440	55	242	30,322
FOP	84	30	25	3,133
FOP	173	30	52	6,515
TOTALS	2,726		2,348	294,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,348	120.5890	143.20	336,234	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2004 Heated Area: 2029 HX Base Yr 2004



2912 EASTWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		294,205
TOTAL MARKET OB/XF VALUE		8,015
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		482,220
SOH/AGL Deduction		219,786
ASSESSED VALUE		262,434
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		162,434
TOTAL JUST VALUE		482,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/0384	8/27/2003	WD	Q	I		239,500
GRANTOR: MOSELEY GARY & KAREN						
GRANTEE: ZUKOVS GEORGE J & L						
0832/0811	5/04/1998	WD	Q	I		172,500
GRANTOR: REES KIRK EDWARD & PA						
GRANTEE: MOSELEY GARY & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 U2 L2 W7 D2 L2 W2 S9 W7 FOP=[YR=1997] W20 S8 R2 D2 E15 N7 R3 U3 $ L3 D3 S7 W15 U2 L2 N8 W15 S43 E13FOP=[YR=1997] S2 E11 N5 W2 N5 W7 S8 W2 $ E2 N8 E7 S5 E13 FGR=[YR=1997] S9 E22 N20 W22 S11 $ N11 E22 N38 $.

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	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	635.00	SF	5.20	5.20	100	1997	1997	3	75	2,477	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	75	439	
4	0855	CONC PAVER	0	100	0	0	198.00	SF	7.00	7.00	100	2004	2004	3	86	1,192	
5	0820	WOOD WALK	0	100	0	0	228.00	SF	11.75	11.75	100	2004	2004	3	40	1,072	

LAND DESCRIPTION

TOTAL OB/XF 8,015

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS