LOT 8
THE BREAKERS @ OCEAN REACH #1
PB 6/44

HENSLER JULIANN K L/E/
2911 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085B-0008-0000

BUILDING CHARACTERISTICS

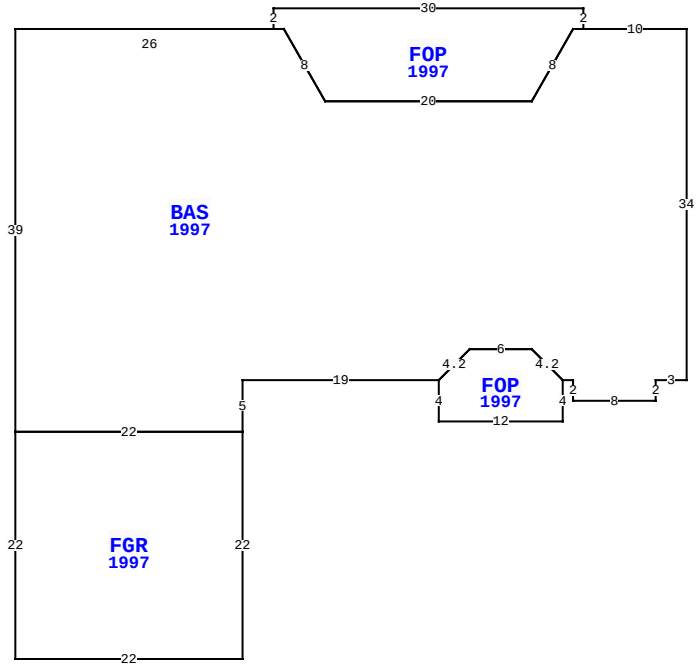
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100	2,141	268,923
FGR	484	55	266	33,411
FOP	75	30	22	2,763
FOP	228	30	68	8,541
TOTALS	2,928		2,497	313,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,497	120.8880	143.55	358,444	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2010 Heated Area: 2141 HX Base Yr 2010



2911 EASTWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		313,638
TOTAL MARKET OB/XF VALUE		6,062
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		499,700
SOH/AGL Deduction		230,981
ASSESSED VALUE		268,719
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,719
TOTAL JUST VALUE		499,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603388	NEW CONSTR	108,150	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/0331	2/11/2021	LE	U	I	11	100
GRANTOR: HENSLER JULIANN K						
GRANTEE: GARDNER MOLLY A						
1608/1934	3/03/2009	WD	Q	I	01	360,000
GRANTOR: PATRICK ALYSSA C						
GRANTEE: HENSLER PAUL J & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 FOP=[YR=1997] N2 W30 S2 E1 R4 D7 E20 R4 U7 E1$ W1 D7 L4 W20 U7 L4 W26 S39 FGR=[YR=1997] S22 E22 N22 W22$ E22 N5 E19 FOP=[YR=1997] S4 E12 N4 U3 L3 W6 D3 L3 $ R3 U3 E6 R3 D3 E1 S2 E8 N2 E3 N34$.

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	% 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	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00	4.00	100	1997	1997	3	75	3,066	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1997	1997	3	75	161	

LAND DESCRIPTION

TOTAL OB/XF 6,062

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/23/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS