

LOT 1
IN OR 2068/887
THE BREAKERS @ OCEAN REACH #2

COWAN DEVON J & ROSEMARY
2918 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0001-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

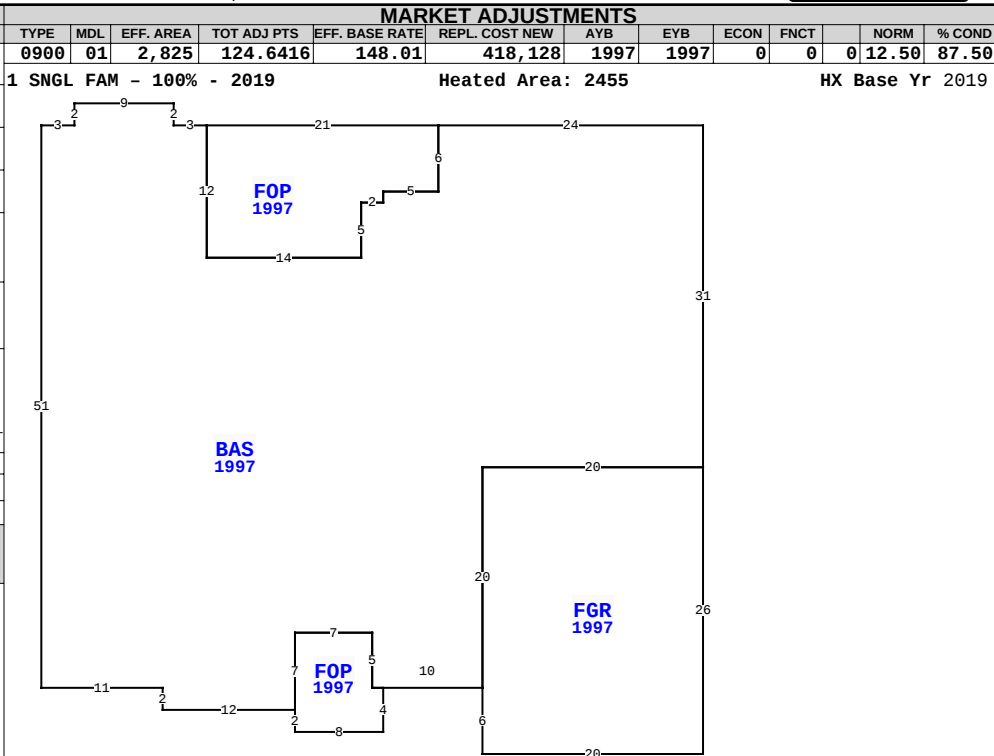
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100	2,455	317,944
FGR	520	55	286	37,040
FOP	67	30	20	2,590
FOP	212	30	64	8,289

TOTALS	3,254		2,825	365,862
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,279.00	SF	4.00	4.00
3	0861	POOL GUNIT	0	100	0	0	365.00	SF	85.00	85.00
4	0845	KOOL DECK	0	100	0	0	556.00	SF	7.25	7.25
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00
6	0910	SCRN RM L	0	100	23	42	966.00	SF	15.00	15.00

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



2918 EASTWIND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1997	1997	3	81	2,835	
100	1997	1997	3	75	3,837	
100	2002	2002	3	32	9,928	
100	2002	2002	3	83	3,346	
100	2002	2002	3	21	210	
100	2002	2002	3	21	3,043	

TOTAL OB/XF										
23,199										

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					365,862				
TOTAL MARKET OB/XF VALUE					23,199				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					569,061				
SOH/AGL Deduction					188,318				
ASSESSED VALUE					380,743				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					330,743				
TOTAL JUST VALUE					569,061				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					547,539				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209382	ADDITION	4,500	02/01/2002
B9704231	NEW CONSTR	123,150	08/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/0887	8/26/2016	WD Q	I	I	01	435,000
GRANTOR: KNIGHT KENNETH R & CO						
GRANTEE: COWAN DEVON J & ROS						
1859/1636	6/03/2013	WD Q	I	I	01	365,000
GRANTOR: AGEE KAREN M						
GRANTEE: KNIGHT KENNETH R &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W24 FOP=[YR=1997] W21 S12 E14 N5 E2 N1 E5 N6\$ S6 W5 S1 W2 S5 W14 N12 W3 N2 W9 S2 W3 S51 E11 S2 E12 FOP=[YR=1997] S2 E8 N4 W1 N5 W7 S7\$ N7 E7 S5 E10 FGR=[YR=1997] S6 E20 N26 W20 S20\$ N20 E20 N31\$.									