

LOT 2
IN OR 1852/1369
THE BREAKERS @ OCEAN REACH #2

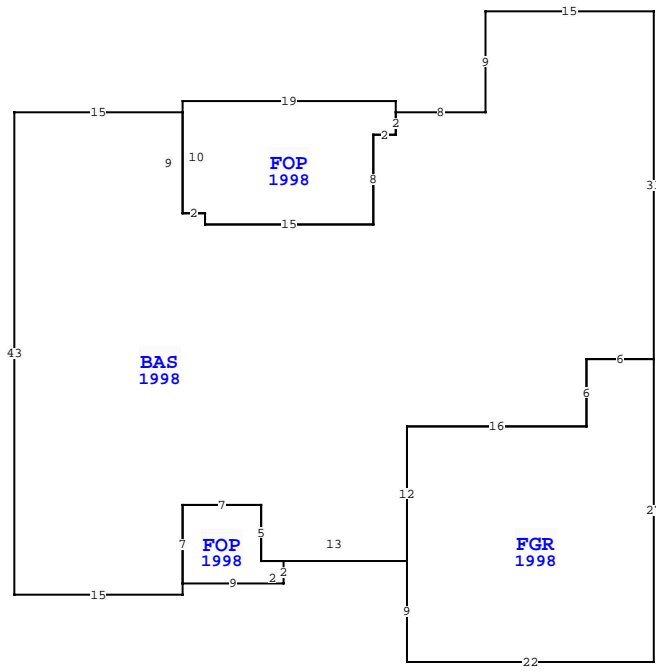
DEUSER EDWARD C/WEST MARIE
2924 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0002-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	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	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
BAS	1,953	100	1,953
FGR	498	55	274
FOP	53	30	16
FOP	191	30	57
TOTALS	2,695		2,300
			310,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,300	125.7732	149.36	343,528	1998	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2014 Heated Area: 1953 HX Base Yr 2014											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			310,893
TOTAL MARKET OB/XF VALUE			21,991
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			512,884
SOH/AGL Deduction			207,932
ASSESSED VALUE			304,952
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			254,952
TOTAL JUST VALUE			512,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804965	NEW CONSTR	98,100	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/1369	4/01/2013	WD Q	Q	I	02	320,000
GRANTOR: KNIGHT MICHAEL ALAN &						
GRANTEE: DEUSER EDWARD C & M						
0848/1381	9/15/1998	WD Q	Q	I		171,400
GRANTOR: BEAZER HOMES CORP						
GRANTEE: KNIGHT MICHAEL ALAN						

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	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	1,212.00	SF	6.50	6.50	100	1998	1998	3	77	6,066	
3	0810	CONCRETE A	0	100	56	168.00	SF	6.50	6.50	100	1998	1998	3	77	841	
4	0861	POOL GUNIT	0	100	0	386.00	SF	85.00	85.00	100	2001	2001	3	29	9,515	
5	0845	KOOL DECK	0	100	0	362.00	SF	7.25	7.25	100	2001	2001	3	82	2,152	
6	1242	WD DECK A	0	100	0	256.00	SF	10.00	10.00	100	2001	2001	3	20	512	
TOTALS															21,991	

LAND DESCRIPTION															TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							