

LOT 3
IN OR 1990/693
THE BREAKERS @ OCEAN REACH #2

SHEEHAN MATTHEW & DANIELLE
2930 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0003-0000



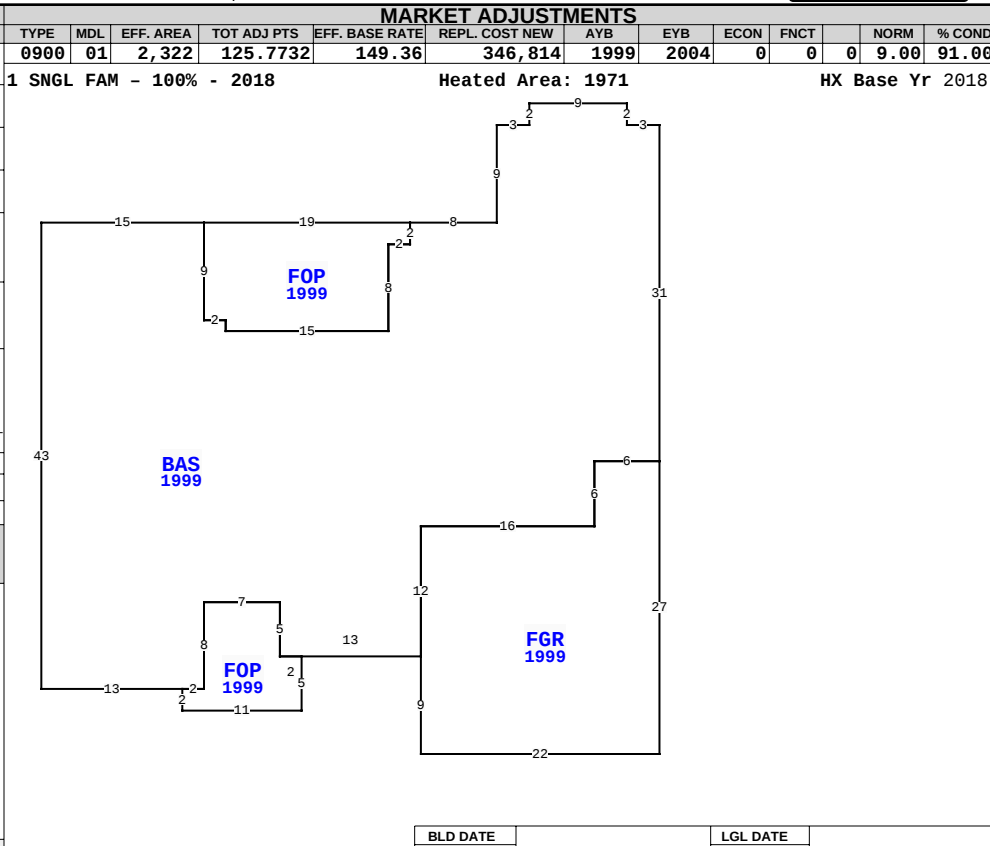
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
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	1,971	100	1,971	267,894
FGR	498	55	274	37,242
FOP	84	30	25	3,398
FOP	172	30	52	7,068
TOTALS	2,725		2,322	315,601

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0810
3	0810
4	0861
5	0845
6	0910

LAND DESCRIPTION	
L N	USE CODE
1	000100



TOTAL OB/XF	
21,600	

TOTAL OB/XF	
21,600	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	8
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	315,601
TOTAL MARKET OB/XF VALUE	21,600
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	517,201
SOH/AGL Deduction	178,601
ASSESSED VALUE	338,600
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	288,600
TOTAL JUST VALUE	517,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	496,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007179	XFOB	5,000	06/01/2000
B006925	SWIM POOL	20,000	03/01/2000
B9805469	NEW CONSTR	99,000	10/01/1998

SALES DATA	
OFF RECORD Number	DATE
1990/0693	7/08/2015
GRANTOR: TAYLOR GARY WAYNE & L	
GRANTEE: SHEEHAN MATTHEW & D	
1862/1141	6/12/2013
GRANTOR: MCCARTHY MARIE A	
GRANTEE: TAYLOR GARY WAYNE &	

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1999]	W3 N2 W9 S2 W3 S9 W8 FOP=[YR=1999]
S1 E15 N8 E2 N2 \$	S2 W2 S8 W15 N1 W2 N9 W15 S43 E13
FOP=[YR=1999]	S2 E11 N5 W2 N5 W7 S8 W2 \$ E2 N8 E7 S5 E13
FGR=[YR=1999]	S9 E22 N27 W6 S6 W16 S12 \$ N12 E16 N6 E6 N31 \$