LOT 5
IN OR 2217/101
THE BREAKERS @ OCEAN REACH #2

DARBY EVAN JR & CONSTANCE L/E/
2942 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0005-0000

BUILDING CHARACTERISTICS

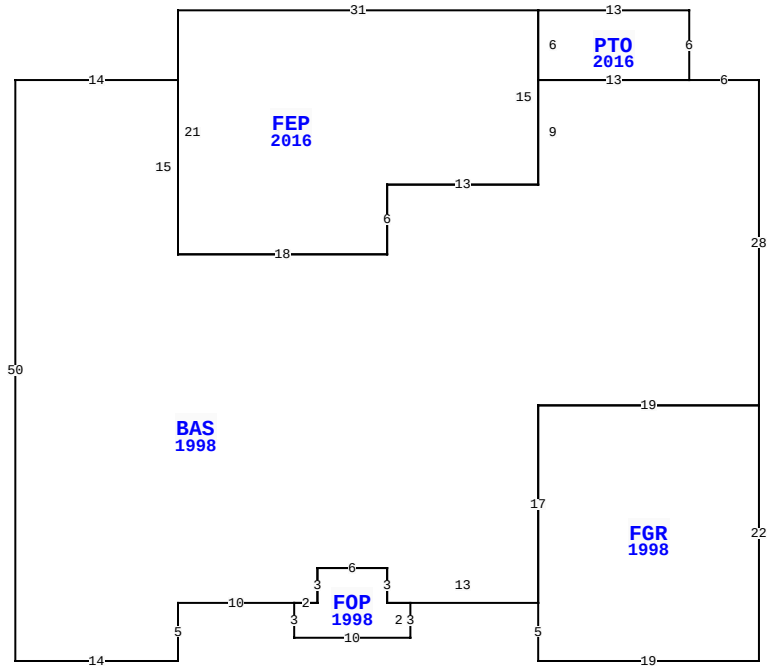
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,222	100	2,222	290,657
FEP	573	80	458	59,910
FGR	418	55	230	30,086
FOP	48	30	14	1,832
PTO	78	5	4	523
TOTALS	3,339		2,928	383,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,928	121.7206	144.54	423,213	1998	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2007 Heated Area: 2222 HX Base Yr 2007



2942 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		383,008
TOTAL MARKET OB/XF VALUE		3,798
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		566,806
SOH/AGL Deduction		248,354
ASSESSED VALUE		318,452
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,452
TOTAL JUST VALUE		566,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633608	SCRNROOM	4,152	12/01/2016
B9804763	NEW CONSTR	111,250	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2217/0101	8/06/2018	QC	U	I	11	100
GRANTOR: DARBY EVAN R JR & CON						
GRANTEE: DARBY FAMILY TRUST						
1436/0946	7/17/2006	WD	U	I	07	100
GRANTOR: CHILDERS W DURAND & S						
GRANTEE: DARBY EVAN R JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W6 PTO=[YR=2016] N6 W13 FEP=[YR=2016] W31 S21 E18 N6 E13 N15 $ S6 E13$ W13 S9 W13 S6 W18 N15 W14 S50 E14 N5 E10 FOP=[YR=1998] S3 E10 N3 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E13 FGR=[YR=1998] S5 E19 N22 W19 S17 $ N17 E19 N28 $.

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
2	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	1998	1998	3	77	3,453	
3	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	1998	1998	3	77	345	

LAND DESCRIPTION

TOTAL OB/XF 3,798

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	0003	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