LOT 6
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

TEMPLE ROBIN S
2948 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0006-0000

BUILDING CHARACTERISTICS

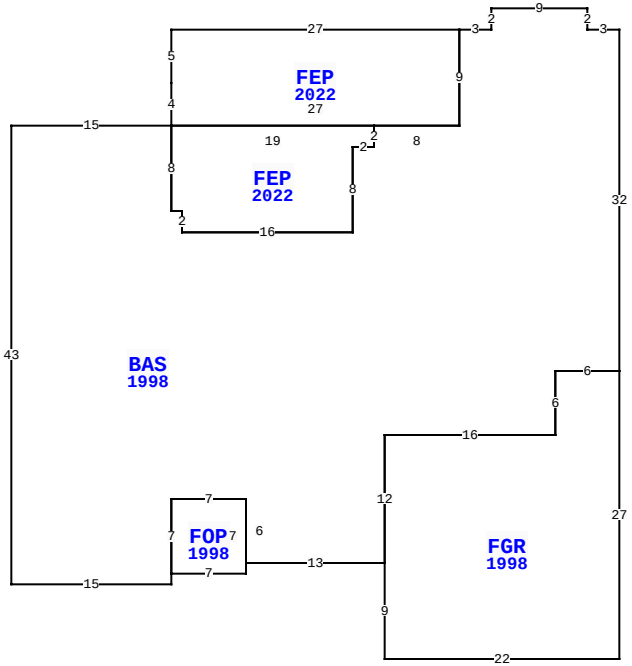
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,006	100	2,006	268,065
FEP	172	80	138	18,441
FEP	243	80	194	25,925
FGR	498	55	274	36,615
FOP	49	30	15	2,004
TOTALS	2,968		2,627	351,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,627	120.9984	143.69	377,474	1998	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2019 Heated Area: 2006 HX Base Yr 2019



2948 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		359,977
TOTAL MARKET OB/XF VALUE		19,335
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		559,312
SOH/AGL Deduction		162,804
ASSESSED VALUE		396,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,508
TOTAL JUST VALUE		559,312
NCON VALUE		43,470
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015371	ADDITION	7,544	11/05/2021
20216931	ADDITION	0	07/01/2021
B9704394	NEW CONSTR	99,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/1578	4/30/2020	TD	U	I	11	100
GRANTOR: TEMPLE ROBIN S TRUST						
GRANTEE: TEMPLE ROBIN S						
2197/1545	5/16/2018	WD	Q	I	01	425,000
GRANTOR: DARBY CONSTANCE L						
GRANTEE: TEMPLE ROBIN S TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 N2 W9 S2 W3 FEP=[YR=2022] W27 S5 S4 FEP=[YR=2022] S8 E1 S2 E16 N8 E2 N2 W19 $ E27 N9 $ S9W8 S2 W2 S8 W16 N2 W1 N8 W15 S43 E15 N1 FOP=[YR=1998] E7 N7 W7 S7$ N7 E7 S6 E13 FGR=[YR=1998] S9 E22 N27 W6 S6 W16 S12 $ N12 E16 N6E6 N32 $.

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	1998	1998	3	83	2,905	
2	0855	CONC PAVER	0	100	0	0	1,315.00	SF	10.00	10.00	100	2022	2022	3	100	13,150	
3	0855	CONC PAVER	0	100	0	0	193.00	SF	10.00	10.00	100	2022	2022	3	100	1,930	
4	0855	CONC PAVER	0	100	0	0	135.00	SF	10.00	10.00	100	2022	2022	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 19,335

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	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 07/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

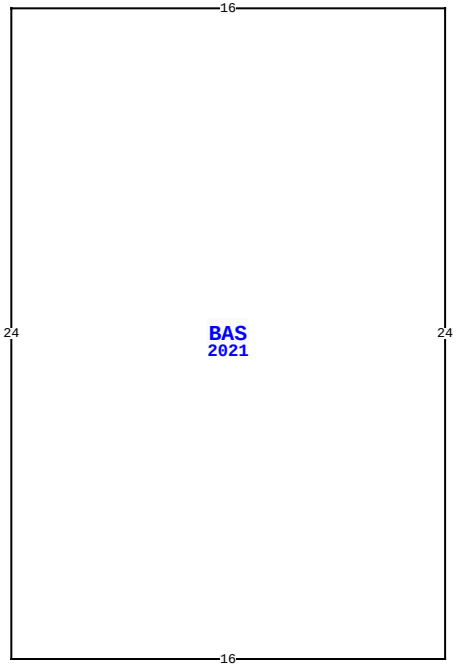
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	8,926
TOTALS	384		384	8,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	384	67.1000	23.48	9,016	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2019 Heated Area: 384 HX Base Yr 2019



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GRANTOR: DARBY CONSTANCE L						
GRANTEE: TEMPLE ROBIN S TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S24 E16 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS