

LOT 34
THE BREAKERS @ OCEAN REACH #2
PB 6/71-72

KORBET CATHRYN C
2933 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0034-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,708	100	2,708	335,329
FGR	440	55	242	29,967
FOP	55	30	16	1,982
PTO	9	5	0	0

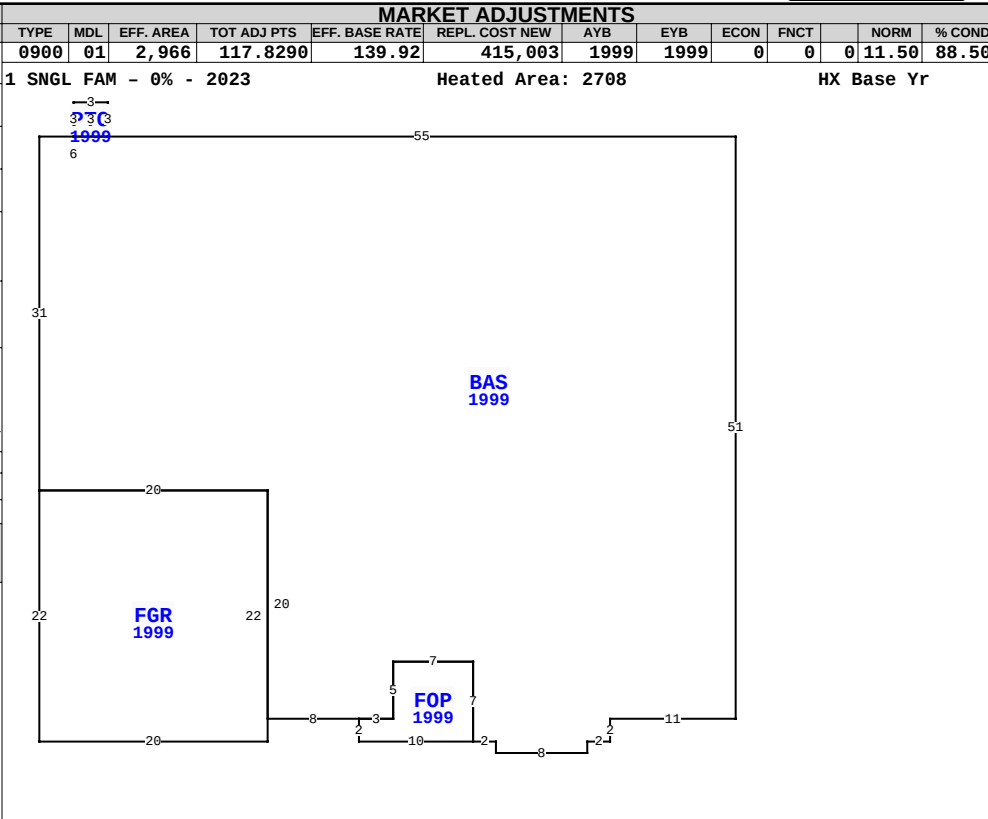
TOTALS	3,212		2,966	367,278
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EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	0	0	552.00	SF	6.50	6.50	100	1999	1999	3	79	2,835	
3	0810	CONCRETE A	0	0	47	3	141.00	SF	6.50	6.50	100	1999	1999	3	79	724	
4	0851	PATIO STON	0	0	16	10	160.00	SF	0.75	0.75	100	2004	2004	3	86	103	

LAND DESCRIPTION

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		0	0003	RS-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	180,000.00	180,000.00	180,000							



2933 EASTWIND DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF

6,602

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		367,278
TOTAL MARKET OB/XF VALUE		6,602
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		553,880
SOH/AGL Deduction		0
ASSESSED VALUE		553,880
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		553,880
TOTAL JUST VALUE		553,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805640	NEW CONSTR	122,250	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1267	11/29/2022	WD	Q	I	01	725,000
GRANTOR: BARTRAM DAVID K TRUST						
GRANTEE: KORBET CATHRYN C						
1509/0603	7/02/2007	WD	Q	I		450,000
GRANTOR: WALSH LANA S & FRED A						
GRANTEE: BARTRAM DAVID K TRU						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1999] W55 PTO=[YR=1999] N3 W3 S3 E3 \$ W6 S31
FGR=[YR=1999] S22 E20 N22 W20 \$ E20 S20 E8 FOP=[YR=1999] S2
E10 N7 W7 S5 W3 \$ E3 N5 E7 S7 E2 S1 E8 N1 E2 N2 E11 N51 \$.