

LOT 35
IN OR 2146/1258
THE BREAKERS @ OCEAN REACH #2

REILY ROBERT BRUCE & KAREN LOU
2917 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085C-0035-0000



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	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	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	261,921
FGR	498	55	274	36,747
FOP	84	30	25	3,353
FSP	172	40	69	9,254

TOTALS	2,707	2,321	311,274
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	639.00	SF	6.50
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00

REVIEW DATE	08/23/2019	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,321	128.3400	152.40	353,720	1998	1998	0	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2018													
Heated Area: 1953													
HX Base Yr 2018													
2917 EASTWIND DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
6,508													

TOTAL OB/XF													
6,508													

Market:	0
---------	---

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			311,274
TOTAL MARKET OB/XF VALUE			6,508
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			497,782
SOH/AGL Deduction			170,542
ASSESSED VALUE			327,240
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			277,240
TOTAL JUST VALUE			497,782
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			480,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21990	XFOB	3,133	10/01/2008
B9704299	NEW CONSTR	98,100	09/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2146/1258	9/19/2017	WD	Q	I	01
GRANTOR: MURPHY DAVID S & DENI					SALE PRICE
GRANTEE: REILY ROBERT BRUCE					401,000
1381/1091	1/13/2006	WD	Q	I	
GRANTOR: CLARK JAMES M & SUSAN					340,000
GRANTEE: MURPHY DAVID S & DE					

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

BUILDING DIMENSIONS									
BAS=[YR=1998] W15 S9 W8 FSP=[YR=1998] W19 S9 E2 S1 E15 N8 E2 N2 \$ S2 W2 S8 W15 N1 W2 N9 W15 S43 E13 FOP=[YR=1998] S2 E11 N5 W2 N5 W7 S8 W2 \$ E2 N8 E7 S5 E13 FGR=[YR=1998] S9 E22 N27 W6 S6 W16 S12 \$ N12 E16 N6 E6 N31 \$.									