

LOT 24 IN OR 2038/1943
TIDEWATER @ OCEAN REACH #1
PB 6/46

KALEM PAUL H & DEBORAH J
2757 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
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	1,828	100	1,828	234,633
FGR	475	55	261	33,501
FOP	94	30	28	3,594
FOP	190	30	57	7,316

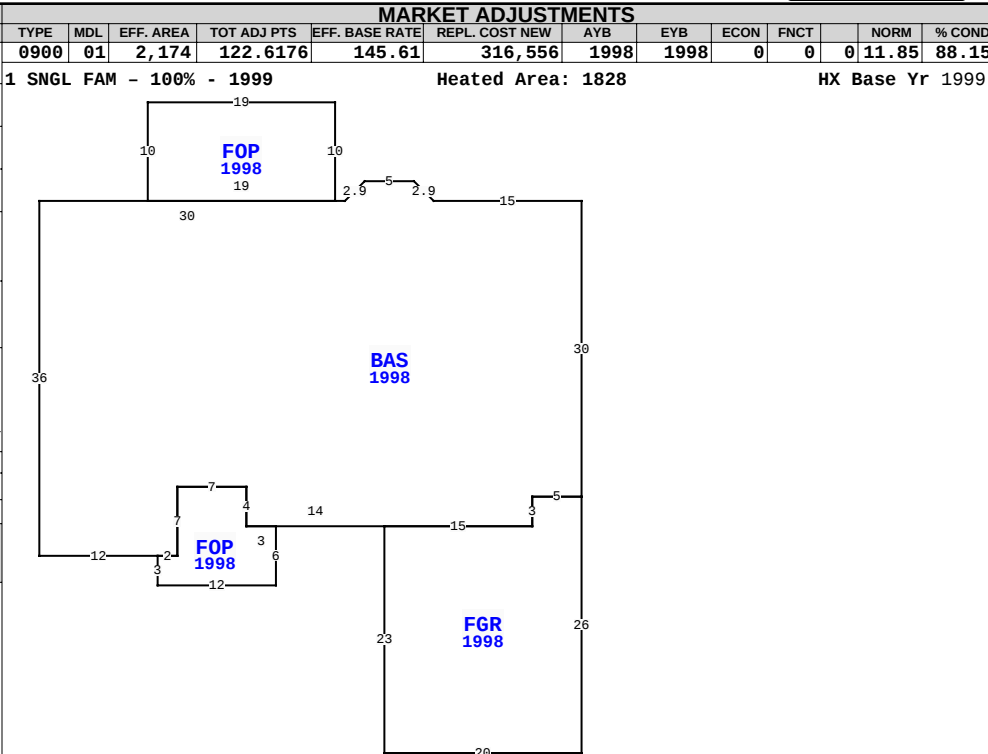
TOTALS 2,587 2,174 279,044

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	0810	CONCRETE A	0	100	0	0	988.00	SF	6.50	6.50	100	1998	1998	3	77	4,945	
3	0810	CONCRETE A	0	100	0	0	11.00	SF	6.50	6.50	100	1998	1998	3	77	55	
4	0861	POOL GUNIT	0	100	0	0	255.00	SF	85.00	85.00	100	2007	2007	3	52	11,271	
5	0845	KOOL DECK	0	100	0	0	589.00	SF	7.25	7.25	100	2007	2007	3	89	3,801	
6	0910	SCRN RM L	0	100	0	0	849.00	SF	15.00	15.00	100	2007	2007	3	35	4,457	
7	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2007	2007	3	89	162	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



2757 EASTWIND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		279,044
TOTAL MARKET OB/XF VALUE		27,596
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		486,640
SOH/AGL Deduction		275,772
ASSESSED VALUE		210,868
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		155,868
TOTAL JUST VALUE		486,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20673	SWIM POOL	28,392	10/01/2007
B20716	SCRN ENCLOSURE	9,600	10/01/2007
B9804655	NEW CONSTR	91,450	02/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2545/0358	2/11/2022	WD	U	I	11	100
GRANTOR: KALEM PAUL H						
GRANTEE: KALEM PAUL H & DEBO						
2038/1943	4/04/2016	WD	U	I	11	100
GRANTOR: KALEM PAUL H JR & DEB						
GRANTEE: KALEM PAUL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 U2 L2 W5 D2 L2 W1 FOP=[YR=1998] N10 W19 S10 E19\$ W30 S36 E12 FOP=[YR=1998] S3 E12 N6 W3 N4 W7 S7 W2\$ E2 N7 E7 S4 E14 FGR=[YR=1998] S23 E20 N26 W5 S3 W15\$ E15 N3 E5 N30\$.