

LOT 28
IN OR 1082/1223
TIDEWATER @ OCEAN REACH #1

MAZANY ANTHONY M/LEISING JANE E
2711 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

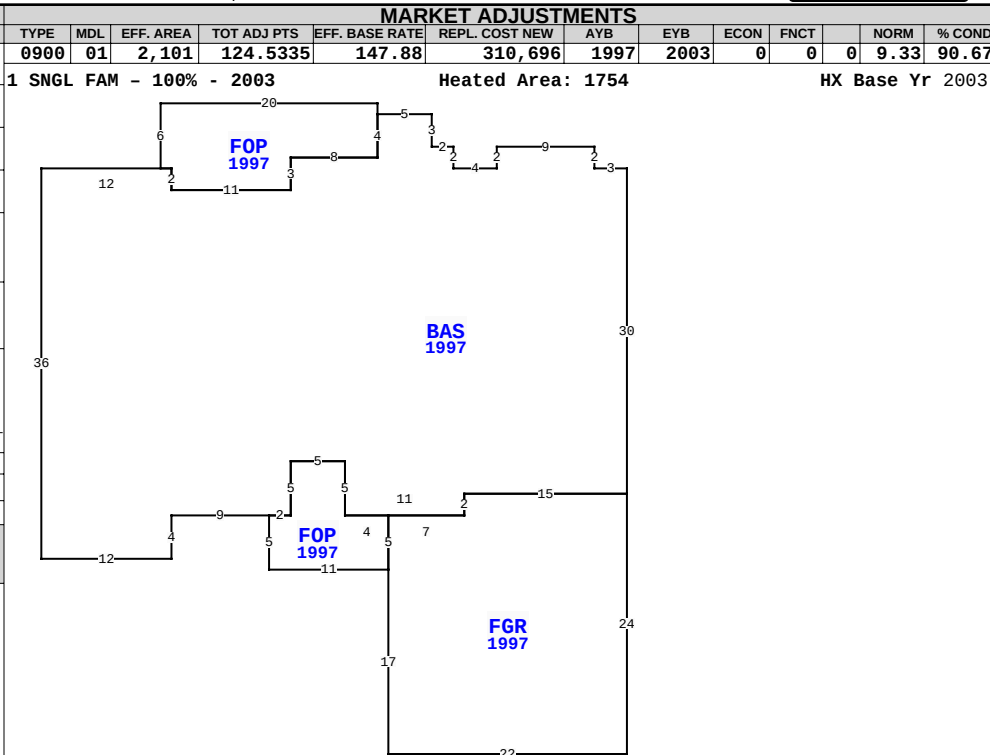
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100	1,754	235,182
FGR	514	55	283	37,945
FOP	80	30	24	3,218
FOP	134	30	40	5,363

TOTALS	2,482		2,101	281,708
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	477.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	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			0.00	0.00	1.00

REVIEW DATE 08/02/2022 BY KBA



2711 EASTWIND DR, FERNANDINA BEACH

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

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	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0 100	0	0	477.00	SF	6.50	6.50	100	1997	1997	3	75	2,325	
3	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	75	439	

TOTAL OB/XF										5,599						
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				281,708	
TOTAL MARKET OB/XF VALUE				5,599	
TOTAL LAND VALUE - MARKET				180,000	
TOTAL MARKET VALUE				467,307	
SOH/AGL Deduction				241,221	
ASSESSED VALUE				226,086	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				176,086	
TOTAL JUST VALUE				467,307	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				452,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703894	NEW CONSTR	87,600	04/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1082/1223	9/24/2002	WD U	I	I	07
GRANTOR: NORWOOD JOSEPH JR					
GRANTEE: MAZANY ANTHONY & JA					
1056/1981	5/22/2002	WD Q	I		
GRANTOR: NORWOOD JOSEPH JR					
GRANTEE: MAZANY ANTHONY M &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1997] W3 N2 W9 S2 W4 N2 W2 N3 W5 FOP=[YR=1997] N1 W20 S6 E1 S2 E11 N3 E8 N4\$ S4 W8 S3 W11 N2 W12 S36 E12 N4 E9 FOP=[YR=1997] S5 E11 FGR=[YR=1997] S17 E22 N24 W15 S2 W7 S5\$ N5 W4 N5 W5 S5 W2\$ E2 N5 E5 S5 E11 N2 E15 N30\$.					

Common: 180,000 PRINTED 08/02/2023 BY SYS