LOT 30
L/E OR 1845/1662
TIDEWATER @ OCEAN REACH #1

WHITE BARBARA L & WILLIAM
2728 EASTWIND DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-085T-0030-0000**

## BUILDING CHARACTERISTICS

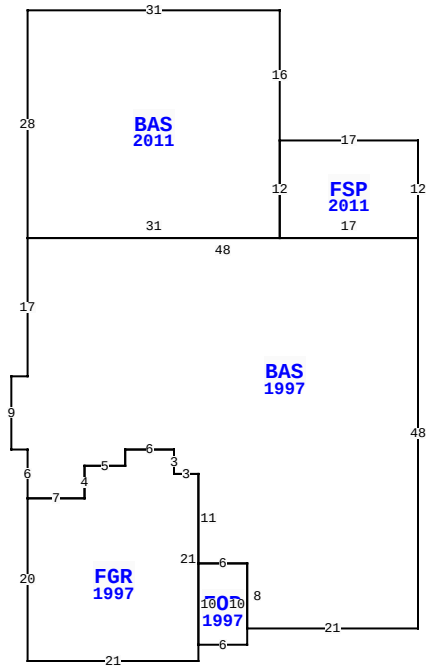
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| 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 |
| NEIGHBORHOOD/LOC | 2031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,873 | 100 | 1,873 | 237,018 |
| BAS | 868 | 100 | 868 | 109,841 |
| FGR | 485 | 55 | 267 | 33,788 |
| FOP | 60 | 30 | 18 | 2,278 |
| FSP | 204 | 40 | 82 | 10,377 |
| TOTALS | 3,490 | | 3,108 | 393,301 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,108 | 118.1786 | 140.34 | 436,177 | 1997 | 2002 | 0 | 0 | 0 | 9.83 | 90.17 |

1 SNGL FAM – 100% - 2023 Heated Area: 2741 HX Base Yr




2728 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 | | 393,301 |
| TOTAL MARKET OB/XF VALUE | | 5,075 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 578,376 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 578,376 |
| TOTAL EXEMPTION VALUE | 13 | 578,376 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 578,376 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 558,105 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E23119 | NEW CONSTR | 0 | 12/01/2010 |
| M15778 | H/AC | 0 | 12/01/2010 |
| B24046 | ADDITION | 100,000 | 10/01/2010 |
| B9805039 | ADDITION | 3,800 | 06/01/1998 |
| B9603418 | NEW CONSTR | 93,450 | 10/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1845/1662 | 2/16/2011 | WD | U | I | 30 | 100 |
| GRANTOR: KUTI PATRICIA L | | | | | | |
| GRANTEE: KUTI PATRICIA L ETA | | | | | | |
| 0793/0225 | 5/12/1997 | WD | Q | I | | 133,000 |
| GRANTOR: BEAZER HOMES | | | | | | |
| GRANTEE: KUTI JOSEPH F JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2011] W17 BAS=[YR=2011] N16 W31 S28 BAS=[YR=1997] S17 W2 S9 E2 S6 FGR=[YR=1997] S20 E21 N2 FOP=[YR=1997] E6 N10 W6 S10$ N21 W3 N3 W6 S2 W5 S4 W7$ E7 N4 E5 N2 E6 S3 E3 S11 E6 S8 E21 N48 W48 $ E31 N12$ S12 E17 N12$.

## EXTRA FEATURES

| LN | 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 533.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 75 | 2,079 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 161 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,075

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 180,000.00 | 180,000.00 | 180,000 | | | | | | | |

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS