

LOT 31
TIDEWATER @ OCEAN REACH #1
PB 6/46

LEHMAN CHARLES J & MAGDALENA C
2736 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0031-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																				
Exterior Wall	16	WD FR STUC 100	0900	01	2,210	122.1668	145.07	320,605	1997	2003	0	0	0	9.50	90.50	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2021													Heated Area: 1944																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 80														Tax Group: 8										Tax Dist:									
Interior Floo	13	LVT/LAMMT 20														BUILDING MARKET VALUE										290,148									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										15,036									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										180,000									
Bedrooms		3 100														TOTAL MARKET VALUE										485,184									
Bathrooms		2 100														SOH/AGL Deduction										111,658									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										373,526									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										323,526									
Occupancy	00	NONE 100	TOTAL JUST VALUE										485,184																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										468,117																						
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	1,944	100	1,944	255,224																															
FGR	390	55	214	28,096																															
FOP	54	30	16	2,101																															
FOP	120	30	36	4,727																															
TOTALS			2,508	2,210	290,148																														
EXTRA FEATURES					2736 EASTWIND DR, FERNANDINA BEACH																														
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	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	100	1997	1997	3	75	2,410																			
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1997	1997	3	75	512																			
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2000	2000	3	27	7,160																			
4	0845	KOOL DECK	0	100	0	0	490.00	SF	7.25	7.25	100	2000	2000	3	80	2,842																			
5	0910	SCRN RM L	0	100	44	16	704.00	SF	15.00	15.00	100	2000	2000	3	20	2,112																			
TOTAL OB/XF 15,036																																			
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																		
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 08/02/2022 BY KBA																																			
Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																																			