

LOT 32
IN OR 2104/1169
TIDEWATER @ OCEAN REACH #1

MORAN STACY WAYNE & HILLARY CASANDRA
2742 EAST WIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0032-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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		

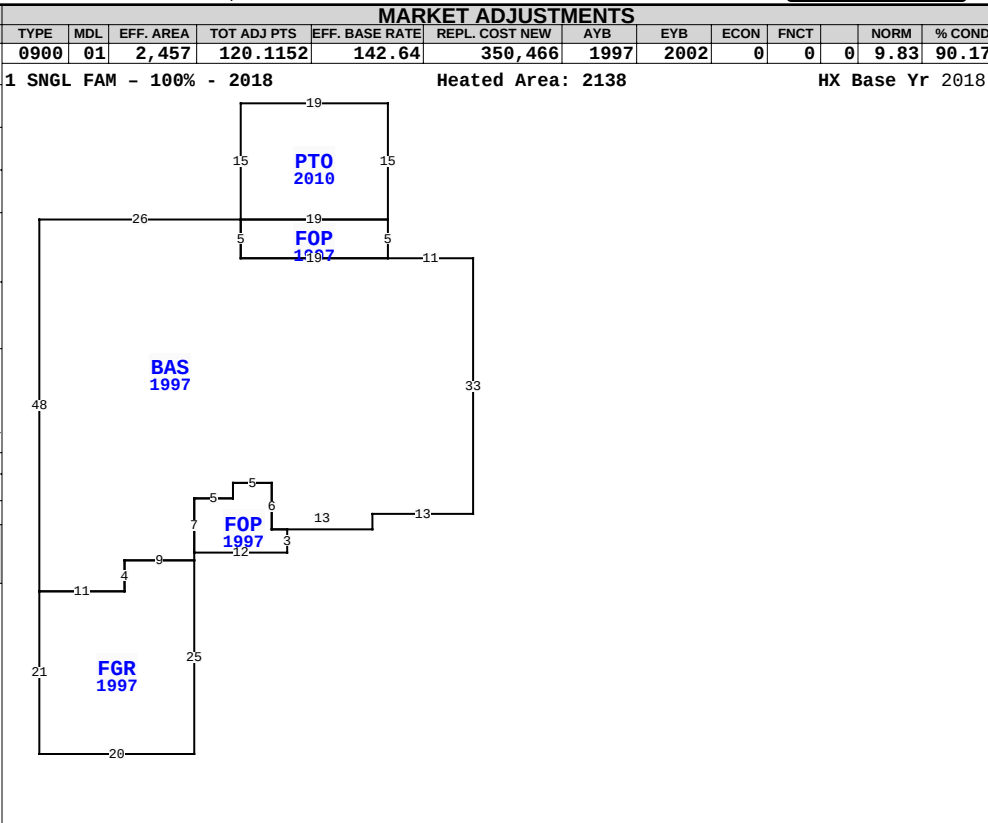
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2,138	274,986
FGR	456	55	251	32,284
FOP	86	30	26	3,344
FOP	95	30	28	3,601
PTO	285	5	14	1,801

TOTALS	3,060		2,457	316,015
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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	0811	CONCRETE B	0	100	0	0	666.00	SF	5.20
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50
4	0911	SCRN RM A	0	100	15	19	285.00	SF	17.50

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 05/22/2020 BY DJA



2742 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	0811	CONCRETE B	0	100	0	0	666.00	SF	5.20	5.20	100	1997	1997	3	75	2,597	
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1997	1997	3	75	570	
4	0911	SCRN RM A	0	100	15	19	285.00	SF	17.50	17.50	100	2010	2010	3	50	2,494	

TOTAL OB/XF										8,496							
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

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				316,015	
TOTAL MARKET OB/XF VALUE				8,496	
TOTAL LAND VALUE - MARKET				180,000	
TOTAL MARKET VALUE				504,511	
SOH/AGL Deduction				175,983	
ASSESSED VALUE				328,528	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				278,528	
TOTAL JUST VALUE				504,511	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				486,788	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23362	XFOB	4,985	03/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2104/1169	2/28/2017	WD	Q	I	02
GRANTOR: SMITH CLAUDE D JR & L					SALE PRICE
GRANTEE: MORAN STACY WAYNE &					350,000
1365/1549	11/08/2005	WD	Q	I	
GRANTOR: CLAUSON CURTIS S TRUS					350,000
GRANTEE: SMITH CLAUDE D JR &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W11 FOP=[YR=1997] N5 PTO=[YR=2010] N15 W19 S15 E19\$ W19 S5 E19\$ W19 N5 W26 S48 FGR=[YR=1997] S21 E20 N25 W9 S4 W11 \$ E11 N4 E9 N1 FOP=[YR=1997] E12 N3 W2 N6 W5 S2 W5 S7\$ N7 E5 N2 E5 S6 E13 N2 E13 N33\$.									

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