LOT 33 IN OR 815/27
TIDEWATER @ OCEAN REACH #1
PB 6/46

ANDREWS ALBERT W & SHEILA A
2750 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

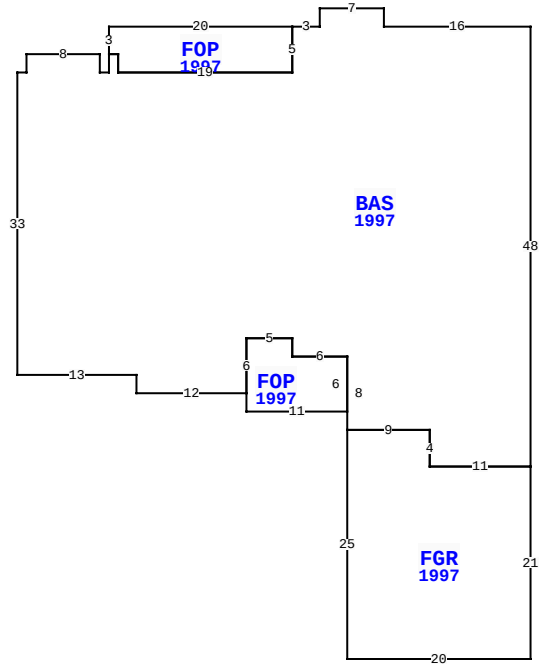
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,166	100	2,166	281,666
FGR	456	55	251	32,640
FOP	76	30	23	2,991
FOP	98	30	29	3,771
TOTALS	2,796		2,469	321,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,469	120.9984	143.69	354,771	1997	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 1998 Heated Area: 2166 HX Base Yr 1998



2750 EASTWIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		321,068
TOTAL MARKET OB/XF VALUE		22,737
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		523,805
SOH/AGL Deduction		273,021
ASSESSED VALUE		250,784
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,784
TOTAL JUST VALUE		523,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805119	XFOB	2,500	06/01/1998
B9804883	SWIM POOL	12,000	04/01/1998
B9704190	NEW CONSTR	106,500	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/0027	11/26/1997	WD	Q	I		161,300
GRANTOR: PANITZ HOMES						
GRANTEE: ANDREWS ALBERT W &						
0799/0362	7/11/1997	WD	U	V	19	27,000
GRANTOR: OCEAN REACH JOINT BEN						
GRANTEE: PANITZ HOMES						

BUILDING NOTES

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	618.00	SF	5.20	5.20	100	1997	1997	3	75	2,410	
3	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1997	1997	3	75	556	
4	0861	POOL GUNIT	0	100	0	0	383.00	SF	85.00	85.00	100	1998	1998	3	23	7,488	
5	0845	KOOL DECK	0	100	0	0	772.00	SF	7.25	7.25	100	1998	1998	3	77	4,310	
6	0910	SCRN RM L	0	100	0	0	1,058.00	SF	15.00	15.00	100	1998	1998	3	20	3,174	
7	0940	SHEDS/PORT	0	100	20	14	280.00	SF	30.00	30.00	100	2000	2000	3	20	1,680	
8	0751	UOP	0	100	14	7	98.00	SF	10.00	10.00	100	2000	2000	3	29	284	

BUILDING DIMENSIONS

BAS=[YR=1997] W16 N2 W7 S2 W3 FOP=[YR=1997] W20S3 E1 S2 E19
N5 $ S5 W19 N2 W1 S2 W1 N2 W8 S2 W1 S33 E13 S2 E12
FOP=[YR=1997] S2 E11 N6 W6 N2 W5 S6$ N6 E5 S2 E6 S8
FGR=[YR=1997] S25 E20 N21 W11 N4 W9$ E9 S4 E11 N48$.

LAND DESCRIPTION

TOTAL OB/XF 22,737

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 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