LOT 35
TIDEWATER @ OCEAN REACH #1
PB 6/46

NELSON JANIS
2758 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0035-0000

BUILDING CHARACTERISTICS

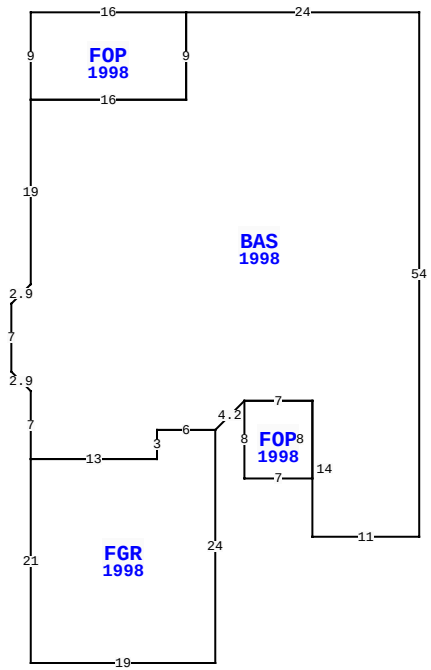
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,729	100	1,729	229,744
FGR	417	55	229	30,429
FOP	56	30	17	2,259
FOP	144	30	43	5,714
TOTALS	2,346		2,018	268,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,018	123.4065	146.55	295,738	1998	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2023 Heated Area: 1729 HX Base Yr 2023



2758 EASTWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		268,146
TOTAL MARKET OB/XF VALUE		27,065
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		475,211
SOH/AGL Deduction		0
ASSESSED VALUE		475,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		425,211
TOTAL JUST VALUE		475,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16258	ADDITION	9,590	10/01/2005
B0515803	SWIM POOL	26,200	01/01/2005
B9805065	NEW CONSTR	85,950	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/1302	2/02/2023	FJ	U	I	11	0
GRANTOR: NELSON THOMAS STRAYER						
GRANTEE: NELSON JANIS						
1721/1063	12/29/2010	WD	U	I	11	100
GRANTOR: WIATROWSKI LYNN M & E						
GRANTEE: NELSON THOMAS S & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 FOP=[YR=1998] W16 S9 E16 N9 $ S9 W16 S19 L2 D2 S7 R2 D2 S7 FGR=[YR=1998] S21 E19 N24 W6 S3 W13 $ E13 N3 E6 U3 R3 FOP=[YR=1998] S8 E7 N8 W7 $ E7 S14 E11 N54 $.

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50	6.50	100	1998	1998	3	77	3,133	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1998	1998	3	77	450	
4	0910	SCRN RM L	0	100	0	0	914.00	SF	15.00	15.00	100	2005	2005	3	27	3,702	
5	0845	KOOL DECK	0	100	0	0	729.00	SF	7.25	7.25	100	2005	2005	3	87	4,598	
6	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2005	2005	3	87	85	
7	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00	85.00	100	2005	2005	3	44	12,192	

LAND DESCRIPTION

TOTAL OB/XF 27,065

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