

LOT 39
IN OR 2117/1
TIDEWATER @ OCEAN REACH #1

PICKETT KENNETH J
2822 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	267,019
FGR	467	55	257	32,601
FOP	70	30	21	2,664
FOP	95	30	28	3,551
USP	95	30	28	3,551

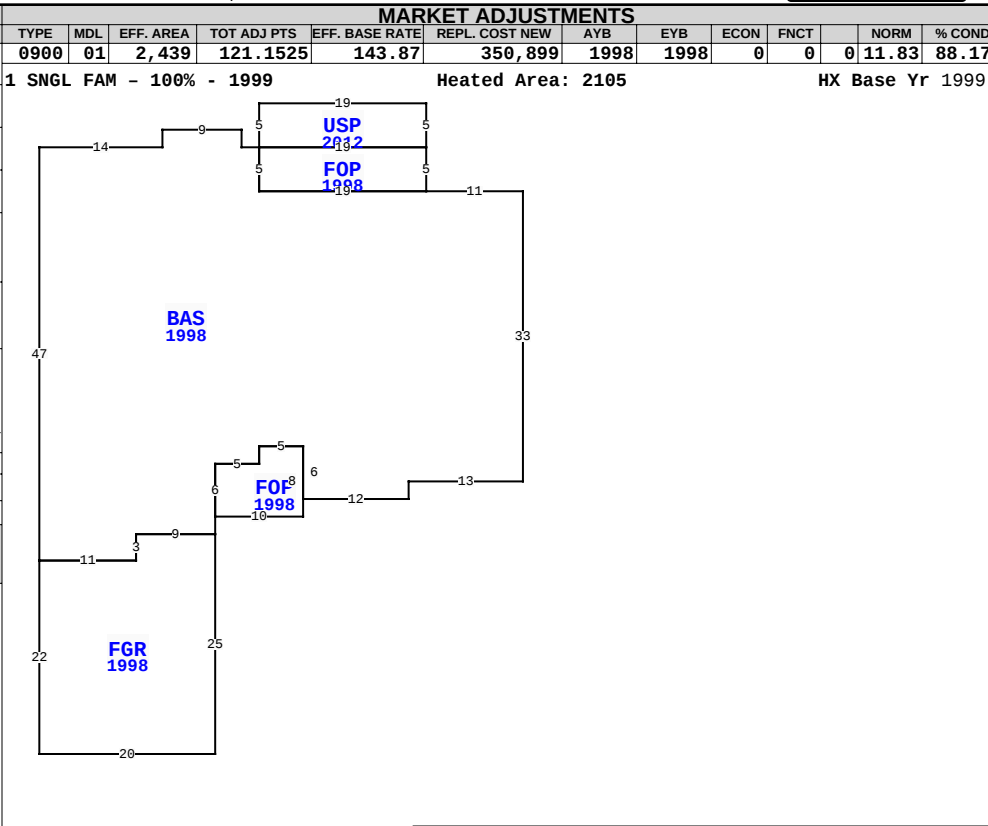
TOTALS	2,832		2,439	309,388
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EXTRA FEATURES

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	1998	1998	3	83	2,905
2	0810	CONCRETE A	0	100	0	0		610.00	SF 6.50	6.50	100	1998	1998	3	77	3,053
3	0810	CONCRETE A	0	100	0	0		139.00	SF 6.50	6.50	100	1998	1998	3	77	696
4	0825	BRICK	0	100	0	0		185.00	SF 8.75	8.75	100	1999	1999	3	94	1,522

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	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							



2822 EASTWIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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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
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4	0825	BRICK	0	100	0	0		185.00	SF 8.75	8.75	100	1999	1999	3	94	1,522

TOTAL OB/XF

8,176

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		309,388
TOTAL MARKET OB/XF VALUE		8,176
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		497,564
SOH/AGL Deduction		293,449
ASSESSED VALUE		204,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,115
TOTAL JUST VALUE		497,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804585	NEW CONSTR	105,350	01/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/0001	4/24/2017	QC	U	I	11	118,000
GRANTOR: PICKETT KENNETH J & C						
GRANTEE: PICKETT KENNETH J						
0828/1509	4/06/1998	WD	Q	I		150,700
GRANTOR: BEAZER HOMES CORP						
GRANTEE: PICKETT KENNETH J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 FOP=[YR=1998] N5 USP=[YR=2012] N5 W19 S5 E19\$ W19 S5 E19 \$ W19 N5 W2 N2 W9 S2 W14 S47 FGR=[YR=1998] S22 E20 N25 W9 S3 W11 \$ E11 N3 E9 N2 FOP=[YR=1998] E10 N8 W5 S2 W5 S6 \$ N6 E5 N2 E5 S6 E12 N2 E13 N33 \$.