LOT 40
TIDEWATER @ OCEAN REACH #1
PB 6/46

ROLAND LLOYD K & DEBRA M
2836 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0040-0000

BUILDING CHARACTERISTICS

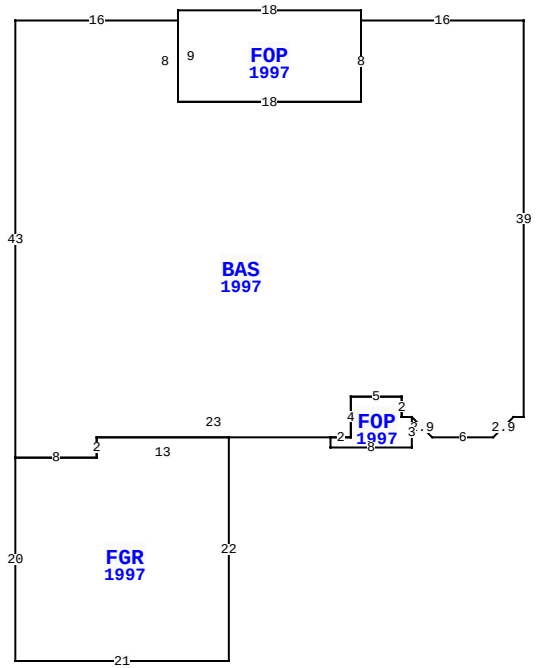
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,894	100	1,894	246,383
FGR	446	55	245	31,871
FOP	30	30	9	1,171
FOP	162	30	49	6,374
TOTALS	2,532		2,197	285,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,197	121.7160	144.54	317,554	1997	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 1998 Heated Area: 1894 HX Base Yr 1998



2836 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		285,799
TOTAL MARKET OB/XF VALUE		6,798
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		472,597
SOH/AGL Deduction		286,401
ASSESSED VALUE		186,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,196
TOTAL JUST VALUE		472,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/1549	6/05/1997	WD	Q	I		133,200
GRANTOR: PANITZ HOMES						
GRANTEE: ROLAND LLOYD K & DE						
0784/1567	2/13/1997	WD	U	V	09	53,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FOP=[YR=1997] N1 W18 S9 E18 N8$ S8 W18 N8 W16 S43 FGR=[YR=1997] S20 E21 N22 W13 S2 W8$ E8 N2 E23 FOP=[YR=1997] S1 E8 N3 W1 N2 W5 S4 W2$ E2 N4 E5 S2 E1 D2 R2 E6 U2 R2 E1 N39$.

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	0812	CONCRETE C	0	100	0	0	1,039.00	SF	4.00	4.00	100	1997	1997	3	75	3,117	
3	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	1997	1997	3	75	102	
4	0855	CONC PAVER	0	100	0	0	138.00	SF	7.00	7.00	100	1998	1998	3	77	744	

LAND DESCRIPTION

TOTAL OB/XF 6,798

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