

LOT 41 IN OR 1135/678
TIDEWATER @ OCEAN REACH #1
PB 6/46

SCOTT VIRGIL W JR
2848 EASTWIND DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0041-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	08 SHT VINYL 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

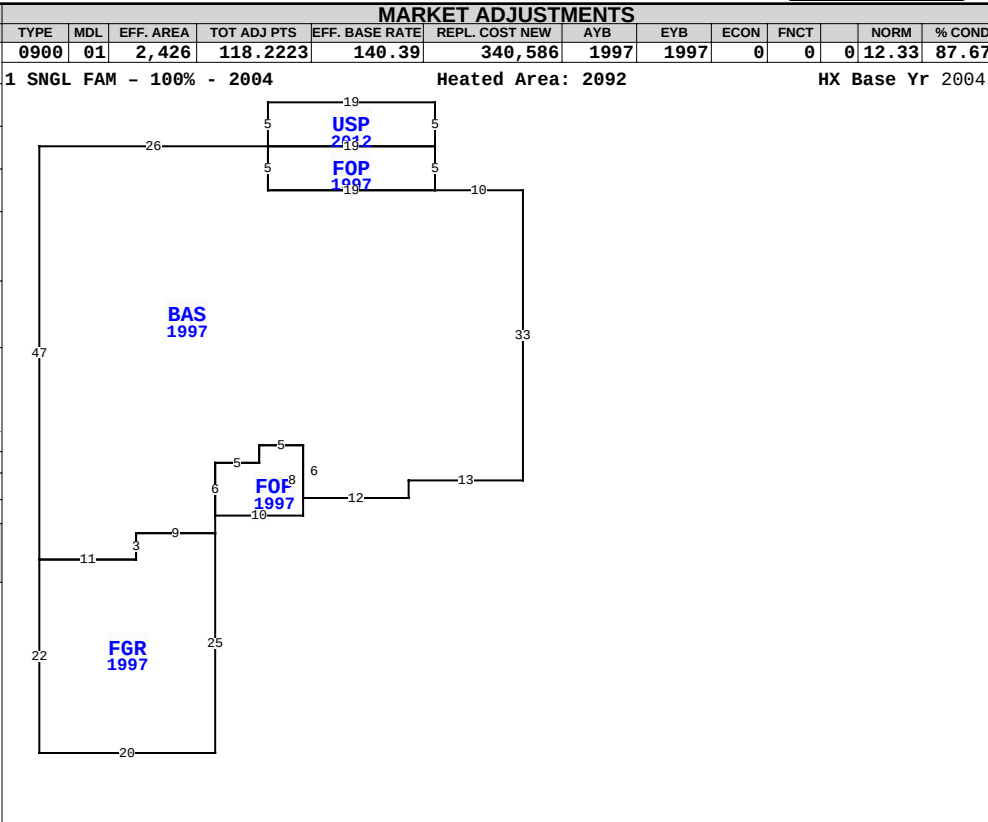
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100	2,092	257,483
FGR	467	55	257	31,631
FOP	70	30	21	2,585
FOP	95	30	28	3,446
USP	95	30	28	3,446

TOTALS	2,819		2,426	298,592
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	602.00	SF	5.20	
3	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	

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



2848 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		298,592	
TOTAL MARKET OB/XF VALUE		5,710	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		484,302	
SOH/AGL Deduction		229,328	
ASSESSED VALUE		254,974	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		204,974	
TOTAL JUST VALUE		484,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,531	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1135/0678	5/06/2003	WD	Q	I		230,000	
GRANTOR: CRUMLIN DR MARY LANG							
GRANTEE: SCOTT VIRGIL W JR &							
0821/0800	2/03/1998	WD	Q	I		150,000	
GRANTOR: GAY CARLA LUCAS							
GRANTEE: CRUMLIN DR MARY LAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] W10 FOP=[YR=1997] N5 USP=[YR=2012] N5 W19 S5 E19 \$ W19 S5 E19 \$ W19 N5 W26 S47 FGR=[YR=1997] S22 E20 N25 W9 S3 W11 \$ E11 N3 E9 N2 FOP=[YR=1997] E10 N8 W5 S2 W5 S6 \$ N6 E5 N2 E5 S6 E12 N2 E13 N33 \$.									

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