LOT 42 IN OR 936/408
TIDEWATER @ OCEAN REACH #1
PB 6/46

DUNPHY JAMES P & BONNIE M
2850 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0042-0000

BUILDING CHARACTERISTICS

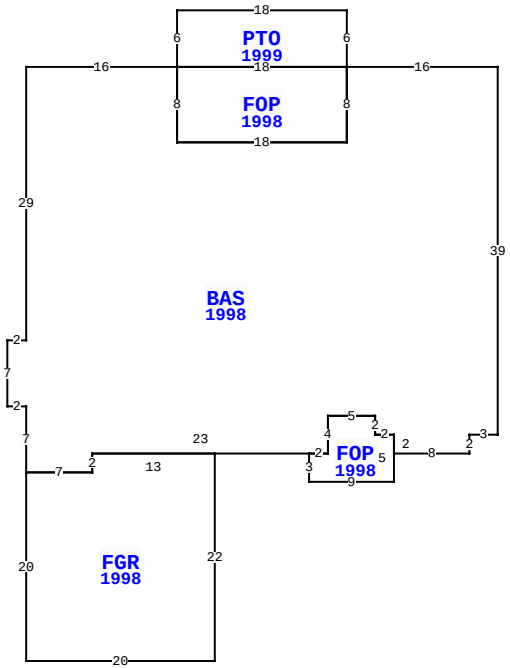
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,904	100	1,904	250,684
FGR	426	55	234	30,809
FOP	51	30	15	1,975
FOP	144	30	43	5,661
PTO	108	5	5	658
TOTALS	2,633		2,201	289,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,201	122.2795	145.21	319,607	1998	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2001 Heated Area: 1904 HX Base Yr 2001



2850 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		289,788
TOTAL MARKET OB/XF VALUE		6,992
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		476,780
SOH/AGL Deduction		255,571
ASSESSED VALUE		221,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,209
TOTAL JUST VALUE		476,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804733	ADDITION	1,690	09/01/1998
B9804733	NEW CONSTR	95,600	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/0408	6/12/2000	WD	Q	I		180,000
GRANTOR: STRONG RONALD EDWARD						
GRANTEE: DUNPHY JAMES P & BO						
0836/1776	6/09/1998	WD	Q	I		136,500
GRANTOR: BEAZER HOMES CORP						
GRANTEE: STRONG RONALD EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 PTO=[YR=1999] N6 W18 S6 FOP=[YR=1998] S8 E18 N8 W18 $ E18$S8 W18 N8 W16 S29 W2 S7 E2 S7 FGR=[YR=1998] S20 E20 N22 W13 S2 W7 $ E7 N2 E23 FOP=[YR=1998] S3 E9 N5 W2 N2 W5 S4 W2 $ E2 N4 E5 S2 E2 S2 E8 N2 E3 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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	633.00	SF	6.50	6.50	100	1998	1998	3	77	3,168	
3	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	1998	1998	3	77	541	
4	0911	SCRN RM A	0	100	0	0	108.00	SF	17.50	17.50	100	1999	1999	3	20	378	

LAND DESCRIPTION

TOTAL OB/XF 6,992

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