



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	2,138	100	2,138	273,196
FGR	467	55	257	32,840
FOP	72	30	22	2,811
FOP	95	30	28	3,578
PTO	16	5	1	128
PTO	95	5	5	639

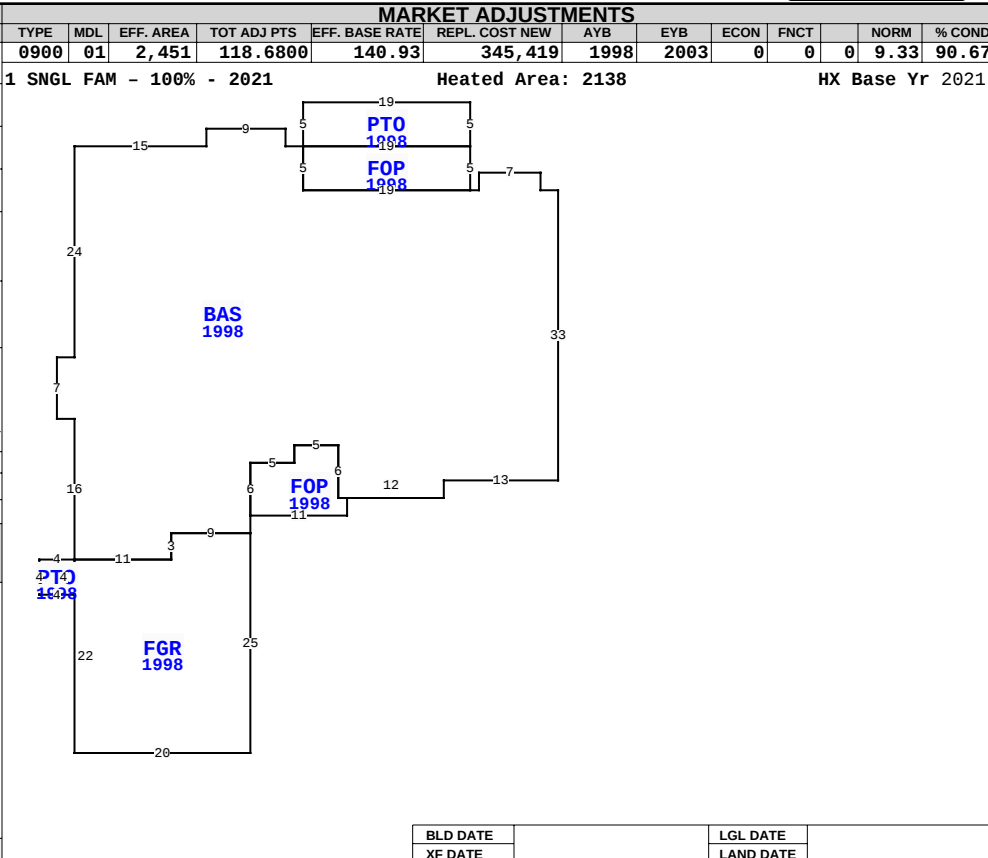
TOTALS	2,883		2,451	313,191
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EXTRA FEATURES

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	638.00	SF	6.50	6.50	100	1998	1998	3	77	3,193	
3	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1998	1998	3	77	601	

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							



2852 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				313,191					
TOTAL MARKET OB/XF VALUE				6,699					
TOTAL LAND VALUE - MARKET				180,000					
TOTAL MARKET VALUE				499,890					
SOH/AGL Deduction				239,238					
ASSESSED VALUE				260,652					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				210,652					
TOTAL JUST VALUE				499,890					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				483,096					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B9804967		NEW CONSTR		106,550		05/01/1998			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST		Q U / V I / RSN CD		SALE PRICE	
2336/0085		1/24/2020		WD		Q I 02		365,000	
GRANTOR: BARRYLAND LLC									
GRANTEE: SZIRMAI MIKLOS & CY									
1242/0325		6/30/2004		WD		Q I		247,000	
GRANTOR: BUTTERFIELD H RANDALL									
GRANTEE: BARRYLAND LLC									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1998] W2 N2 W7 S2 W1 FOP=[YR=1998] N5 PTO=[YR=1998]									
N5 W19 S5 E19 \$ W19 S5 E19 \$ W19 N5 W2 N2 W9 S2 W15 S24 W2 S7									
E2 S16 PTO=[YR=1998] W4 S4 E4 N4 \$FGR=[YR=1998] S22 E20 N25									
W9 S3 W11 \$ E11 N3 E9 N2 FOP=[YR=1998] E11 N2 W1 N6 W5 S2 W5									
S6 \$ N6 E5 N2 E5 S6 E12 N2 E13 N33 \$.									