

LOT 1 IN OR 2070/932
THE BREAKERS @ OCEAN REACH #1
PB 6/44

BIGALOW ANDREW P & POLLY
2864 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0001-0000



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 70		
Interior Floo	11	CLAY TILE 30		
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	1,953	100	1,953	271,797
FGR	498	55	274	38,133
FOP	53	30	16	2,227
FOP	172	30	52	7,237
PTO	12	5	1	139
TOTALS	2,688		2,296	319,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,296	127.2383	159.05	365,179	1998	1998	0	0	12.50	87.50

1 SNGL FAM - 100% - 2017

Heated Area: 1953

HX Base Yr 2017

The floor plan diagram illustrates the layout of a single-family home with a heated area of 1953. The plan includes several rooms and areas, each labeled with a code and the year 1998. The rooms are: BAS 1998 (Bathroom), FOP 1998 (Front Office/Parlor), FGR 1998 (Front Garden/Room), and PTO 1998 (Patio/Terrace). The diagram shows the following dimensions for each room and area: BAS 1998: 43' x 15'; FOP 1998: 19' x 15'; FGR 1998: 12' x 13'; PTO 1998: 4' x 3'. The diagram also shows the overall dimensions of the property: 43' x 15'.

BLD DATE	LGL DATE
XF DATE	LAND DATE

03/13/2024

MLU