

LOT 6
IN OR 1946/865
THE BREAKERS @ OCEAN REACH #1

COWAN DIANE J REVOCABLE TRUST
2906 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0006-0000



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

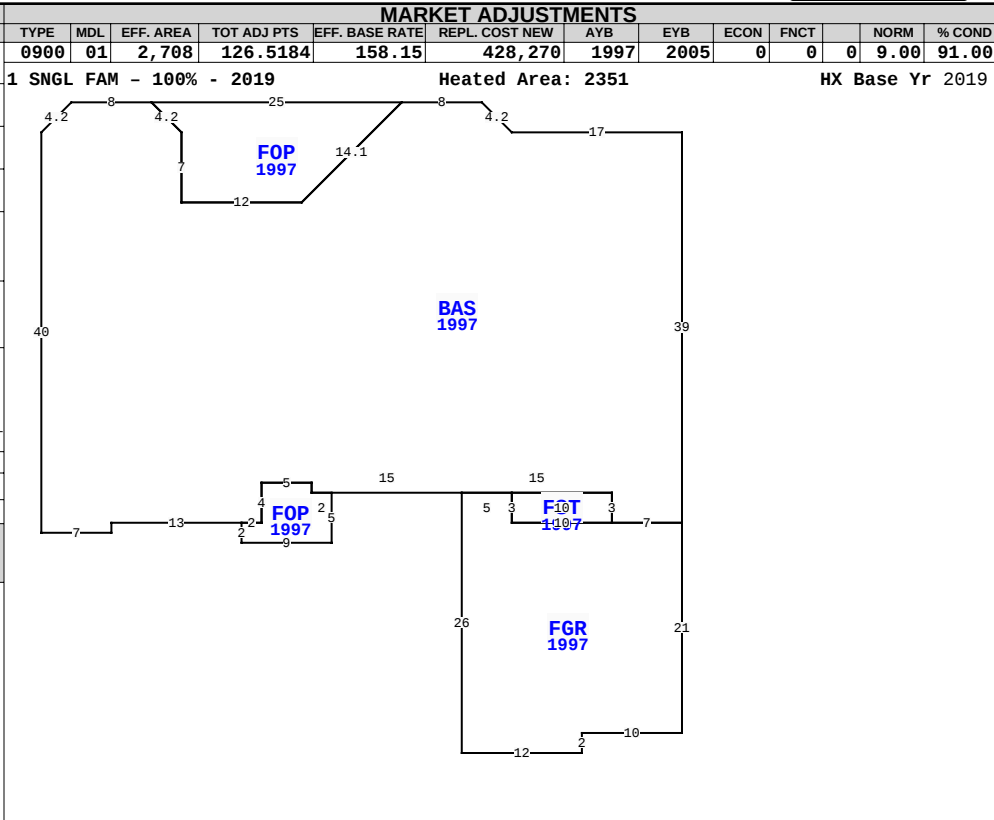
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100	2,351	338,348
FGR	501	55	276	39,721
FOP	44	30	13	1,871
FOP	175	30	52	7,484
FST	30	55	16	2,302

TOTALS 3,101 2,708 389,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,354.00	SF	4.00
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	495.00	SF	7.00

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		RSF-2	0.00	0.00	1.00

REVIEW DATE 06/08/2020 BY DJA



2906 EASTWIND DR, FERNANDINA BEACH

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Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					389,726				
TOTAL MARKET OB/XF VALUE					9,777				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					649,503				
SOH/AGL Deduction					267,943				
ASSESSED VALUE					381,560				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					326,560				
TOTAL JUST VALUE					649,503				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					562,224				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603389	NEW CONSTR	118,250	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1946/0865	10/06/2014	QC	U	I	11	100	
GRANTOR: COWAN DIANE J							
GRANTEE: COWAN DIANE J REVOC							
1749/1361	8/01/2011	WD	Q	I	01	323,000	
GRANTOR: GEDEON ROBERT J & SYL							
GRANTEE: COWAN RICHARD C & D							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1997] W17 U3 L3 W8 FOP=[YR=1997] W25 D3 R3 S7 E12 U10 R10 \$ L10 D10 W12 N7 L3 U3 W8 D3 L3 S40 E7 N1 E13 FOP=[YR=1997] S2 E9 N5 W2 N1 W5 S4W2\$ E2N4 E5 S1 E15 FGR=[YR=1997] S26 E12 N2 E10 N21 W7 FST=[YR=1997] N3 W10 S3 E10\$ W10 N3 W5\$ E15 S3 E7 N39\$.

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