

LOT 7 IN OR 1166/384
THE BREAKERS @ OCEAN REACH #1
PB 6/44

ZUKOVS GEORGE J & LAUREN C
2912 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085B-0007-0000



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 80
Interior Floo	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	2,029	100	2,029	266,090
FGR	440	55	242	31,737
FOP	84	30	25	3,279
FOP	173	30	52	6,819
TOTALS	2,726		2,348	307,926

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	635.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	
4	0855	CONC PAVER	0	100	0	0	198.00	SF	7.00	7.00	
5	0820	WOOD WALK	0	100	0	0	228.00	SF	11.75	11.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,348	120.5890	150.74	353,938	1997	1997	0	0	0 13.00	87.00
1 SNGL FAM - 100% - 2004 Heated Area: 2029 HX Base Yr 2004											
2912 EASTWIND DR, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	307,926		
TOTAL MARKET OB/XF VALUE	7,873		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	565,799		
SOH/AGL Deduction	295,492		
ASSESSED VALUE	270,307		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	170,307		
TOTAL JUST VALUE	565,799		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	482,220		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1166/0384	8/27/2003	WD	Q	I		239,500
GRANTOR: MOSELEY GARY & KAREN						
GRANTEE: ZUKOVS GEORGE J & L						
0832/0811	5/04/1998	WD	Q	I		172,500
GRANTOR: REES KIRK EDWARD & PA						
GRANTEE: MOSELEY GARY & KARE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W2 U2 L2 W7 D2 L2 W2 S9 W7 FOP=[YR=1997] W20 S8 R2 D2 E15 N7 R3 U3 \$ L3 D3 S7 W15 U2 L2 N8 W15 S43 E13FOP=[YR=1997] S2 E11 N5 W2 N5 W7 S8 W2 \$ E2 N8 E7 S5 E13 FGR=[YR=1997] S9 E22 N20 W22 S11 \$ N11 E22 N38 \$.											