LOT 9
THE BREAKERS @ OCEAN REACH #1
PB 6/44

HAYNES BRIAN T & SANDRA E
1670 FRIEDRICH STREET
GLENDALE HEIGHTS, IL 60139

2024

00-00-30-085B-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

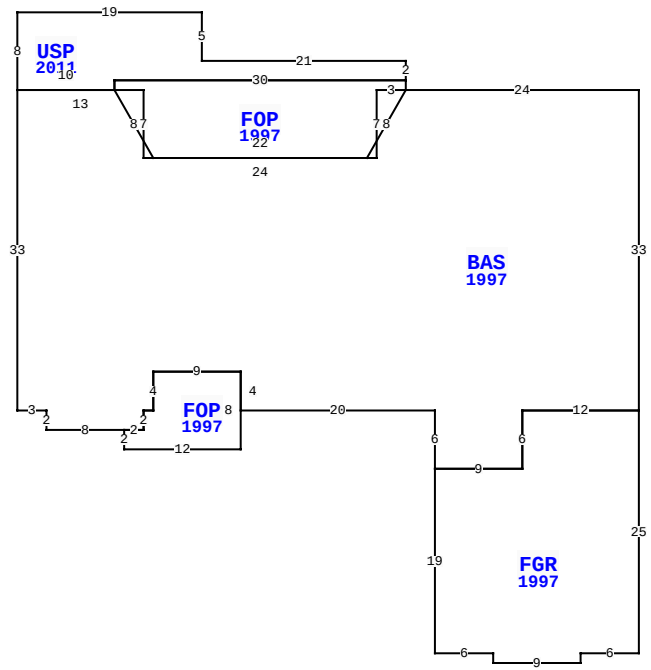
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,982	100	1,982	271,825
FGR	480	55	264	36,207
FOP	80	30	24	3,291
FOP	212	30	64	8,777
USP	185	30	56	7,680
TOTALS	2,939		2,390	327,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	126.1113	157.64	376,760	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 2024 Heated Area: 1982 HX Base Yr



2907 EASTWIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	327,781
TOTAL MARKET OB/XF VALUE	55,495
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	633,276
SOH/AGL Deduction	0
ASSESSED VALUE	633,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	633,276
TOTAL JUST VALUE	633,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226484	REPAIR/RRF	19,721	10/01/2012
B1226371	POOL	28,000	08/01/2012
B9603545	NEW CONSTR	113,000	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1710	6/27/2023	WD	Q	I	01	665,000
GRANTOR: BOGESKOV M JANE						
GRANTEE: HAYNES BRIAN T & SA						
1430/0189	7/24/2006	WD	Q	I		425,000
GRANTOR: KEGLER HAROLD A & SUS						
GRANTEE: BOGESKOV BERNARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 FOP=[YR=1997] N1 USP=[YR=2011] N2 W21 N5 W19 S8 E10 N1 E30$ W30 S1 R4 D7 E22 U7 R4 $ W3 S7 W24 N7 W13 S33 E3 S2 E8 FOP=[YR=1997] S2 E12 N8 W9 S4 W1 S2 W2$ E2 N2 E1 N4 E9 S4 E20 S6 FGR=[YR=1997] S19E6 S1 E9 N1 E6 N25 W12 S6 W9$ E9 N6 E12 N33$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0	0	0	0	190.00	SF	4.00	4.00	100	1997	1997	3	73	555	
3	0855	CONC PAVER	0	0	6	3	1,296.00	SF	7.00	7.00	100	2011	2011	3	92	8,346	
4	0855	CONC PAVER	0	0	21	3	63.00	SF	10.00	10.00	100	2011	2011	3	92	580	
5	0911	SCRN RM A	0	0	0	0	968.00	SF	21.00	21.00	100	2012	2012	3	55	11,180	
6	0855	CONC PAVER	0	0	0	0	514.00	SF	10.00	10.00	100	2012	2012	3	93	4,780	
7	0861	POOL GUNIT	0	0	0	0	462.00	SF	85.00	85.00	100	2012	2012	3	68	26,704	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	55	550	

LAND DESCRIPTION

TOTAL OB/XF 55,495

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS