

LOT 2
IN OR 1852/1369
THE BREAKERS @ OCEAN REACH #2

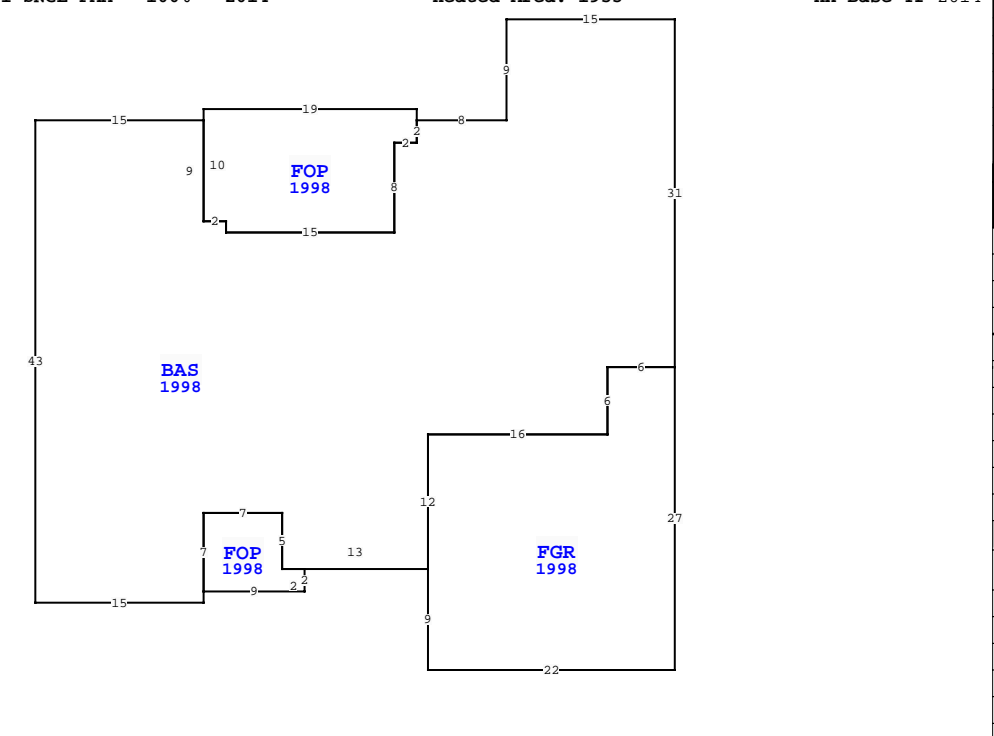
DEUSER EDWARD C/WEST MARIE
2924 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0002-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,300	125.7732	157.22	361,606	1998	2003	0	0	10.00	90.00	



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	276,346
FGR	498	55	274	38,770
FOP	53	30	16	2,264
FOP	191	30	57	8,066
TOTALS	2,695		2,300	325,445

2924 EASTWIND DR, FERNANDINA BEACH

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

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	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	1,212.00	SF	6.50	6.50	100	1998	1998	3	75	5,909	
3	0810	CONCRETE A	0	100	56	168.00	SF	6.50	6.50	100	1998	1998	3	75	819	
4	0861	POOL GUNIT	0	100	0	386.00	SF	85.00	85.00	100	2001	2001	3	27	8,859	
5	0845	KOOL DECK	0	100	0	362.00	SF	7.25	7.25	100	2001	2001	3	80	2,100	
6	1242	WD DECK A	0	100	0	256.00	SF	10.00	10.00	100	2001	2001	3	20	512	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	325,445			
TOTAL MARKET OB/XF VALUE	21,034			
TOTAL LAND VALUE - MARKET	250,000			
TOTAL MARKET VALUE	596,479			
SOH/AGL Deduction	282,378			
ASSESSED VALUE	314,101			
TOTAL EXEMPTION VALUE	50,000			
BASE TAXABLE VALUE	264,101			
TOTAL JUST VALUE	596,479			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	512,884			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804965	NEW CONSTR	98,100	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/1369	4/01/2013	WD Q	Q	I	02	320,000
GRANTOR: KNIGHT MICHAEL ALAN &						
GRANTEE: DEUSER EDWARD C & M						
0848/1381	9/15/1998	WD Q	Q	I		171,400
GRANTOR: BEAZER HOMES CORP						
GRANTEE: KNIGHT MICHAEL ALAN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1998] W15 S9 W8 FOP=[YR=1998] N1 W19 S10 E2 S1 E15 N8 E2 N2 \$ S2 W2 S8 W15 N1 W2 N9 W15 S43 E15 N1 FOP=[YR=1998] E9 N2 W2 N5 W7 S7 \$ N7 E7 S5 E13 FGR=[YR=1998] S9 E22 N27 W6 S6 W16 S12 \$ N12 E16 N6 E6 N31 \$.

LAND DESCRIPTION	TOTAL OB/XF	21,034																						
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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							