

LOT 3
IN OR 1990/693
THE BREAKERS @ OCEAN REACH #2

SHEEHAN MATTHEW & DANIELLE
2930 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0003-0000



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	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

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	1,971	100	1,971	280,442
FGR	498	55	274	38,986
FOP	84	30	25	3,558
FOP	172	30	52	7,398
TOTALS	2,725		2,322	330,384

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	0810	CONCRETE A	0	100	0	0	614.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	619.00	SF	7.25	7.25	
6	0910	SCRN RM L	0	100	42	22	924.00	SF	15.00	15.00	

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	0003	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	2,322	125.7732	157.22	365,065	1999	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2018											
Heated Area: 1971											
HX Base Yr 2018											

2930 EASTWIND DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 8											
Tax Dist:											
BUILDING MARKET VALUE											
330,384											
TOTAL MARKET OB/XF VALUE											
20,786											
TOTAL LAND VALUE - MARKET											
250,000											
TOTAL MARKET VALUE											
601,170											
SOH/AGL Deduction											
252,412											
ASSESSED VALUE											
348,758											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
298,758											
TOTAL JUST VALUE											
601,170											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
517,201											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007179	XFOB	5,000	06/01/2000
B006925	SWIM POOL	20,000	03/01/2000
B9805469	NEW CONSTR	99,000	10/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1990/0693	7/08/2015	WD	Q	I	01	327,000	
GRANTOR: TAYLOR GARY WAYNE & L							
GRANTEE: SHEEHAN MATTHEW & D							
1862/1141	6/12/2013	WD	Q	I	02	325,000	
GRANTOR: MCCARTHY MARIE A							
GRANTEE: TAYLOR GARY WAYNE &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W3 N2 W9 S2 W3 S9 W8 FOP=[YR=1999] W19 S9 E2											
S1 E15 N8 E2 N2 \$ S2 W2 S8 W15 N1 W2 N9 W15 S43 E13											
FOP=[YR=1999] S2 E11 N5 W2 N5 W7 S8 W2 \$ E2 N8 E7 S5 E13											
FGR=[YR=1999] S9 E22 N27 W6 S6 W16 S12 \$ N12 E16 N6 E6 N31 \$											
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