

LOT 6  
THE BREAKERS @ OCEAN REACH #2  
PB 6/71-72

TEMPLE ROBIN S  
2948 EASTWIND DRIVE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0006-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| 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    |

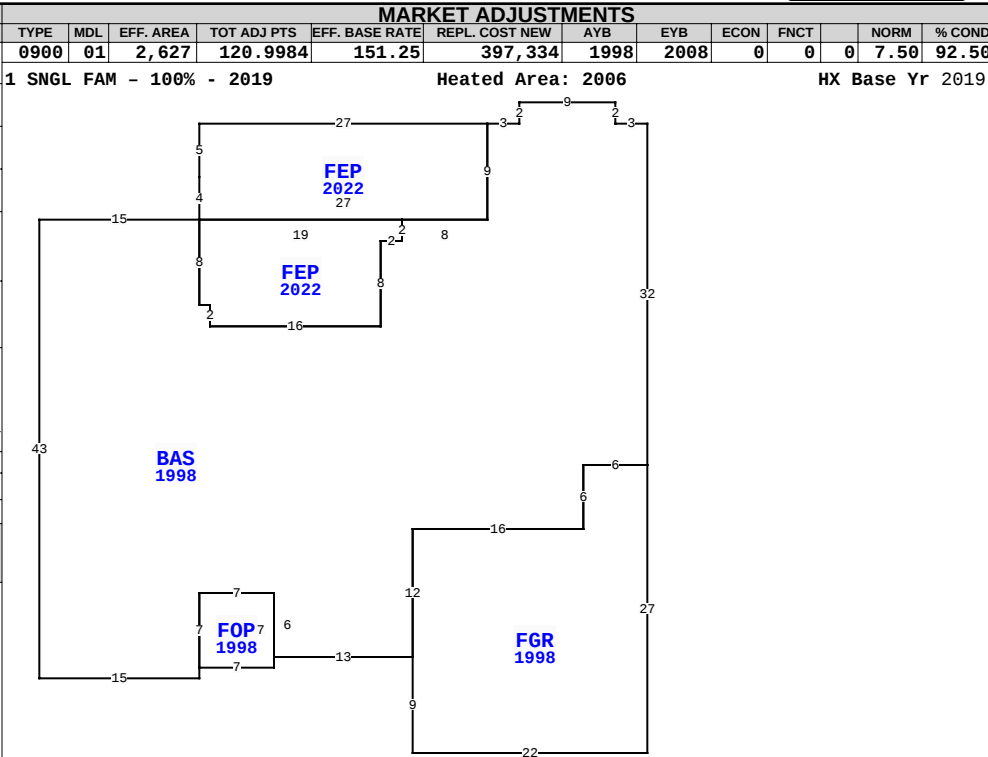
|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 02 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2031.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,006            | 100         | 2,006        | 280,652              |
| FEP       | 172              | 80          | 138          | 19,308               |
| FEP       | 243              | 80          | 194          | 27,142               |
| FGR       | 498              | 55          | 274          | 38,335               |
| FOP       | 49               | 30          | 15           | 2,099                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,968 |  | 2,627 | 367,534 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |                |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,315.00 | SF | 10.00    | 10.00          |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 193.00   | SF | 10.00    | 10.00          |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 135.00   | SF | 10.00    | 10.00          |



2948 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 2  | 8 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |   |
| Tax Group: 8              |  |  |  |  |  |  |  |  |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 376,370      |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 19,265       |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 250,000      |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 645,635      |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 237,232      |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 408,403      |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 358,403      |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 645,635      |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 559,312      |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 21015371   | ADDITION    | 7,544  | 11/05/2021 |
| 20216931   | ADDITION    | 0      | 07/01/2021 |
| B9704394   | NEW CONSTR  | 99,000 | 10/01/1997 |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2363/1578                     | 4/30/2020 | TD        | U     | I     | 11     | 100        |
| GRANTOR: TEMPLE ROBIN S TRUST |           |           |       |       |        |            |
| GRANTEE: TEMPLE ROBIN S       |           |           |       |       |        |            |
| 2197/1545                     | 5/16/2018 | WD        | Q     | I     | 01     | 425,000    |
| GRANTOR: DARBY CONSTANCE L    |           |           |       |       |        |            |
| GRANTEE: TEMPLE ROBIN S TRUS  |           |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1998] W3 N2 W9 S2 W3 FEP=[YR=2022] W27 S5 S4            |  |  |  |  |  |  |  |  |  |
| FEP=[YR=2022] S8 E1 S2 E16 N8 E2 N2 W19 \$ E27 N9 \$ S9W8 S2 W2 |  |  |  |  |  |  |  |  |  |
| S8 W16 N2 W1 N8 W15 S43 E15 N1 FOP=[YR=1998] E7 N7 W7 S7S N7    |  |  |  |  |  |  |  |  |  |
| E7 S6 E13 FGR=[YR=1998] S9 E22 N27 W6 S6 W16 S12 \$ N12 E16     |  |  |  |  |  |  |  |  |  |
| N6E6 N32 \$ .                                                   |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 19,265  |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | 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                  | 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    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |

TEMPLE ROBIN S  
2948 EASTWIND DRIVE  
FERNANDINA BEACH, FL 32034

**00-00-30-085C-0006-0000**

[illegible]