

LOT 35
IN OR 2146/1258
THE BREAKERS @ OCEAN REACH #2

REILY ROBERT BRUCE & KAREN LOU
2917 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085C-0035-0000



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	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

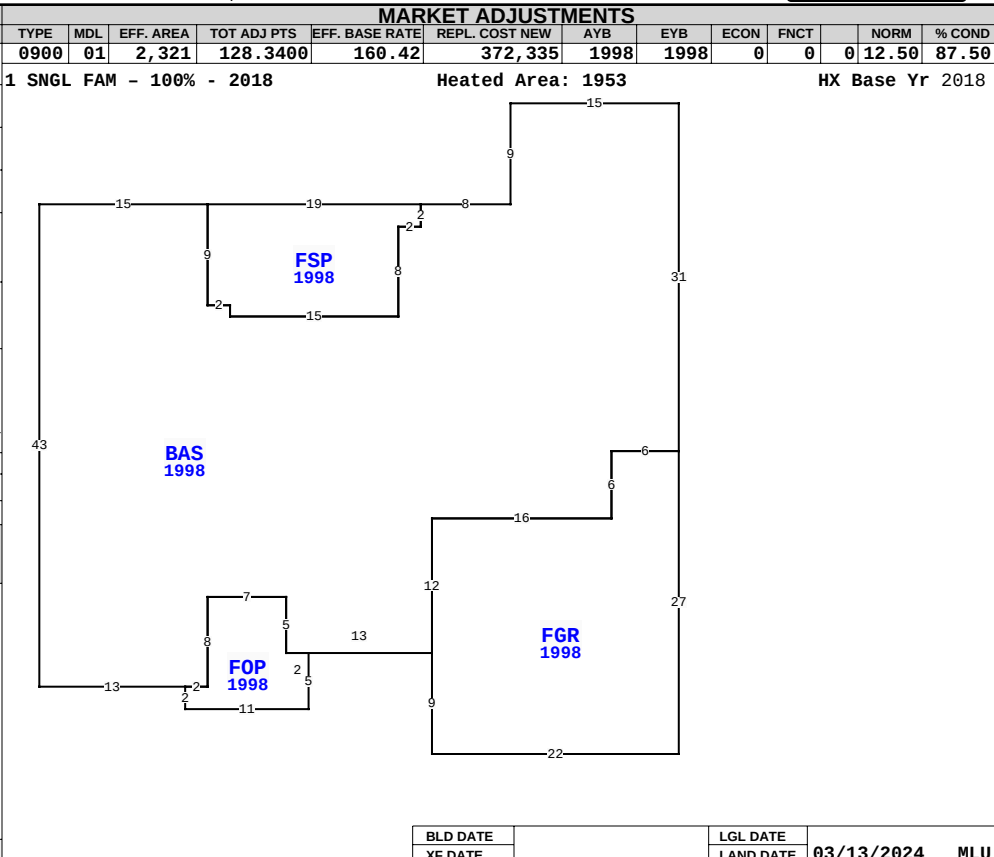
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	274,138
FGR	498	55	274	38,461
FOP	84	30	25	3,510
FSP	172	40	69	9,685

TOTALS	2,707	2,321	325,793
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
2	0810	CONCRETE A	0 100	0	0	639.00	SF	6.50	6.50	100	1998
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT	1.00

REVIEW DATE 08/23/2019 BY DJA



2917 EASTWIND DR, FERNANDINA BEACH

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Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 8 Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21990	XFOB	3,133	10/01/2008
B9704299	NEW CONSTR	98,100	09/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2146/1258	9/19/2017	WD	Q	I	01	401,000	
GRANTOR: MURPHY DAVID S & DENI							
GRANTEE: REILY ROBERT BRUCE							
1381/1091	1/13/2006	WD	Q	I		340,000	
GRANTOR: CLARK JAMES M & SUSAN							
GRANTEE: MURPHY DAVID S & DE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W15 S9 W8 FSP=[YR=1998] W19 S9 E2 S1 E15 N8 E2 N2 \$ S2 W2 S8 W15 N1 W2 N9 W15 S43 E13 FOP=[YR=1998] S2 E11 N5 W2 N5 W7 S8 W2 \$ E2 N8 E7 S5 E13 FGR=[YR=1998] S9 E22 N27 W6 S6 W16 S12 \$ N12 E16 N6 E6 N31 \$.											

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