

LOT 24 IN OR 2038/1943
TIDEWATER @ OCEAN REACH #1
PB 6/46

KALEM PAUL H & DEBORAH J
2757 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
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		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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	245,576
FGR	475	55	261	35,063
FOP	94	30	28	3,762
FOP	190	30	57	7,657

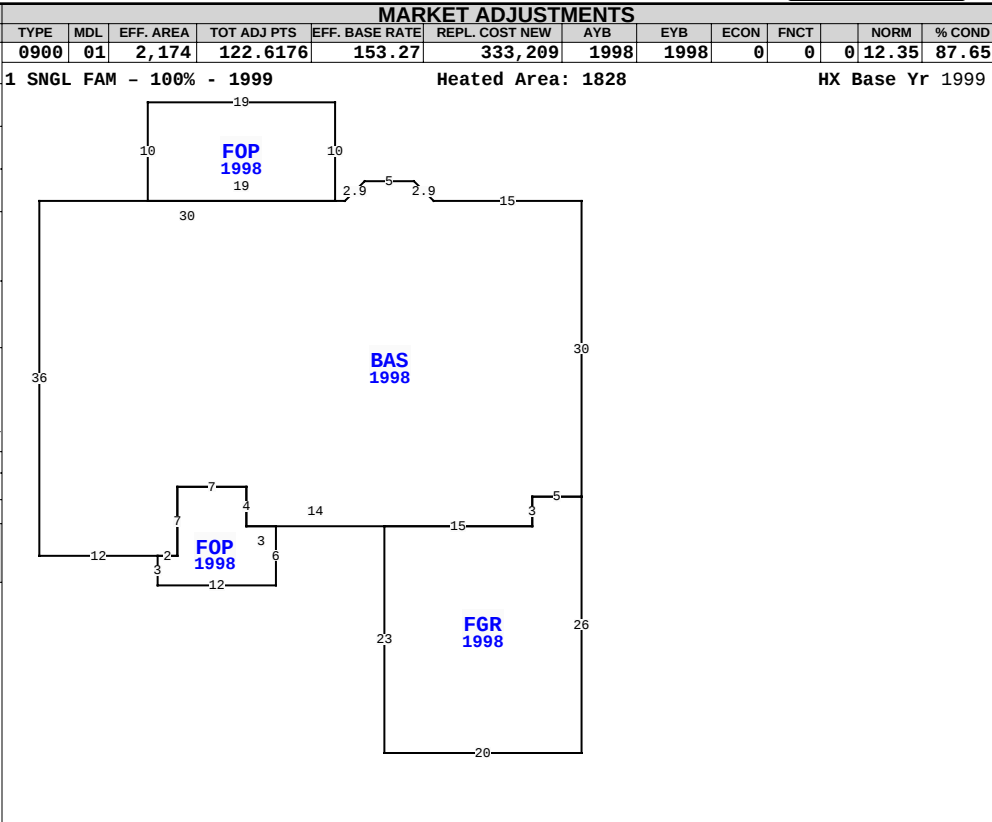
TOTALS	2,587		2,174	292,058
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	988.00	SF	6.50	6.50	100	1998	1998	3	75	4,817	
3	0810	CONCRETE A	0	100	0	0	11.00	SF	6.50	6.50	100	1998	1998	3	75	54	
4	0861	POOL GUNIT	0	100	0	0	255.00	SF	85.00	85.00	100	2007	2007	3	48	10,404	
5	0845	KOOL DECK	0	100	0	0	589.00	SF	7.25	7.25	100	2007	2007	3	88	3,758	
6	0910	SCRN RM L	0	100	0	0	849.00	SF	15.00	15.00	100	2007	2007	3	31	3,948	
7	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	2007	2007	3	88	160	

LAND DESCRIPTION

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



2757 EASTWIND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		292,058
TOTAL MARKET OB/XF VALUE		25,976
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		568,034
SOH/AGL Deduction		350,840
ASSESSED VALUE		217,194
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		162,194
TOTAL JUST VALUE		568,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20673	SWIM POOL	28,392	10/01/2007
B20716	SCRN ENCLOSURE	9,600	10/01/2007
B9804655	NEW CONSTR	91,450	02/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2545/0358	2/11/2022	WD	U	I	11
GRANTOR: KALEM PAUL H					
GRANTEE: KALEM PAUL H & DEBO					
2038/1943	4/04/2016	WD	U	I	11
GRANTOR: KALEM PAUL H JR & DEB					
GRANTEE: KALEM PAUL H					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 U2 L2 W5 D2 L2 W1 FOP=[YR=1998] N10 W19 S10 E19\$ W30 S36 E12 FOP=[YR=1998] S3 E12 N6 W3 N4 W7 S7 W2\$ E2 N7 E7 S4 E14 FGR=[YR=1998] S23 E20 N26 W5 S3 W15\$ E15 N3 E5 N30\$.