LOT 25
IN OR 1265/1265
TIDEWATER @ OCEAN REACH #1

LEIDECKER HEATHER L
2749 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0025-0000

BUILDING CHARACTERISTICS

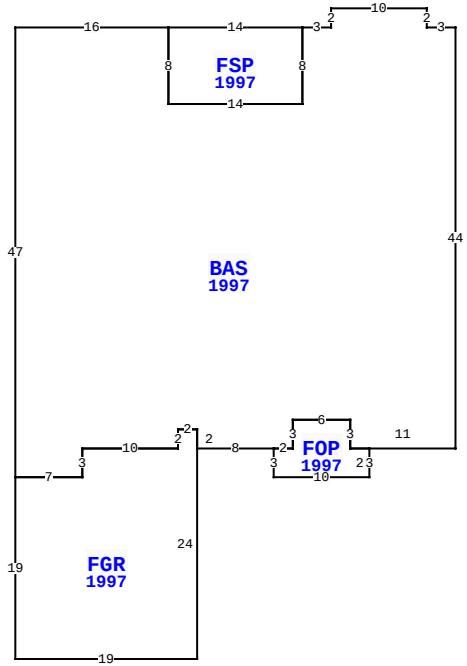
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100	1,931	264,664
FGR	401	55	221	30,291
FOP	48	30	14	1,919
FSP	112	40	45	6,168
TOTALS	2,492		2,211	303,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	122.2795	152.85	337,951	1997	2002	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2005 Heated Area: 1931 HX Base Yr 2005



2749 EASTWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		303,041
TOTAL MARKET OB/XF VALUE		5,863
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		558,904
SOH/AGL Deduction		305,695
ASSESSED VALUE		253,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,209
TOTAL JUST VALUE		558,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603461	NEW CONSTR	96,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1265/1265	10/13/2004	WD	Q	I		240,000
GRANTOR: HAMILTON JANE L						
GRANTEE: LEIDECKER HEATHER L						
0799/0059	7/10/1997	WD	Q	I		145,800
GRANTOR: PANITZ HOMES						
GRANTEE: HAMILTON JANE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N2 W10 S2 W3 FSP=[YR=1997] W14 S8 E14 N8$ S8 W14 N8 W16 S47 FGR=[YR=1997] S19 E19 N24 W2 S2 W10 S3 W7$ E7 N3 E10 N2 E2 S2 E8 FOP=[YR=1997] S3 E10 N3 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 N44$.

EXTRA FEATURES

LN	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	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	1997	1997	3	73	2,551	
3	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	1997	1997	3	73	512	

LAND DESCRIPTION

TOTAL OB/XF 5,863

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS