

LOT 26
IN OR 1859/64
TIDEWATER @ OCEAN REACH #1

STEELMAN JONATHAN K & BONNIE C
2727 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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	2,147	100	2,147	282,154
FGR	416	55	229	30,095
FOP	48	30	14	1,840
FOP	263	30	79	10,382
TOTALS	2,874		2,469	324,470

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	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	1997	1997	3	73	2,141	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1997	1997	3	73	356	
4	0861	POOL GUNIT	0	100	0	0	479.00	SF	85.00	85.00	100	2004	2004	3	36	14,657	
5	0845	KOOL DECK	0	100	0	0	495.00	SF	7.25	7.25	100	2004	2004	3	84	3,015	
6	0910	SCRN RM L	0	100	0	0	968.00	SF	15.00	15.00	100	2004	2004	3	22	3,194	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY				STANDARD			
0900	01	2,469	118.5696	148.21	365,930	1997	2000	0	0	0	11.33	88.67	VALUATION BY				STANDARD			
1 SNGL FAM - 100% - 2017													Tax Group: 8				Tax Dist:			
Heated Area: 2147													BUILDING MARKET VALUE				324,470			
HX Base Yr 2017													TOTAL MARKET OB/XF VALUE				26,163			
													TOTAL LAND VALUE - MARKET				250,000			
													TOTAL MARKET VALUE				600,633			
													SOH/AGL Deduction				241,632			
													ASSESSED VALUE				359,001			
													TOTAL EXEMPTION VALUE				50,000			
													BASE TAXABLE VALUE				309,001			
													TOTAL JUST VALUE				600,633			
													NCON VALUE				0			
													INCOME VALUE							
													PREVIOUS YEAR MKT VALUE				518,244			

2727 EASTWIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	1997	1997	3	73	2,141	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1997	1997	3	73	356	
4	0861	POOL GUNIT	0	100	0	0	479.00	SF	85.00	85.00	100	2004	2004	3	36	14,657	
5	0845	KOOL DECK	0	100	0	0	495.00	SF	7.25	7.25	100	2004	2004	3	84	3,015	
6	0910	SCRN RM L	0	100	0	0	968.00	SF	15.00	15.00	100	2004	2004	3	22	3,194	

TOTAL OB/XF													26,163		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000.00				
		</													

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				324,470			
TOTAL MARKET OB/XF VALUE				26,163			
TOTAL LAND VALUE - MARKET				250,000			
TOTAL MARKET VALUE				600,633			
SOH/AGL Deduction				241,632			
ASSESSED VALUE				359,001			
TOTAL EXEMPTION VALUE				50,000			
BASE TAXABLE VALUE				309,001			
TOTAL JUST VALUE				600,633			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				518,244			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1859/0064	5/29/2013	WD Q	I 02

GRANTOR: ROBERTS RAYMOND VOTAW
GRANTEE: STEELMAN JONATHAN K

1452/0876 10/16/2006 WD U I 01 168,000
GRANTOR: ROBERTS RAYMOND V JR
GRANTEE: ROBERTS RAYMOND V J

BUILDING NOTES			
----------------	--	--	--

BUILDING DIMENSIONS			
---------------------	--	--	--

BAS=[YR=1997] W26 S23 FOP=[YR=1997] W29 S10 E26 N9 E3 N1\$ S1
W3 S9 W26 S30 E17 FOP=[YR=1997] E6 N8 W6 S8\$ N8 E6 S6 E12
FGR=[YR=1997] S7 E20 N25 W6 S6 W14 S12\$ N12 E14 N6 E6 N43\$.