LOT 27
IN OR 815/1745
TIDEWATER @ OCEAN REACH #1

GIROUX MICHAEL GEORGE
2719 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0027-0000

BUILDING CHARACTERISTICS

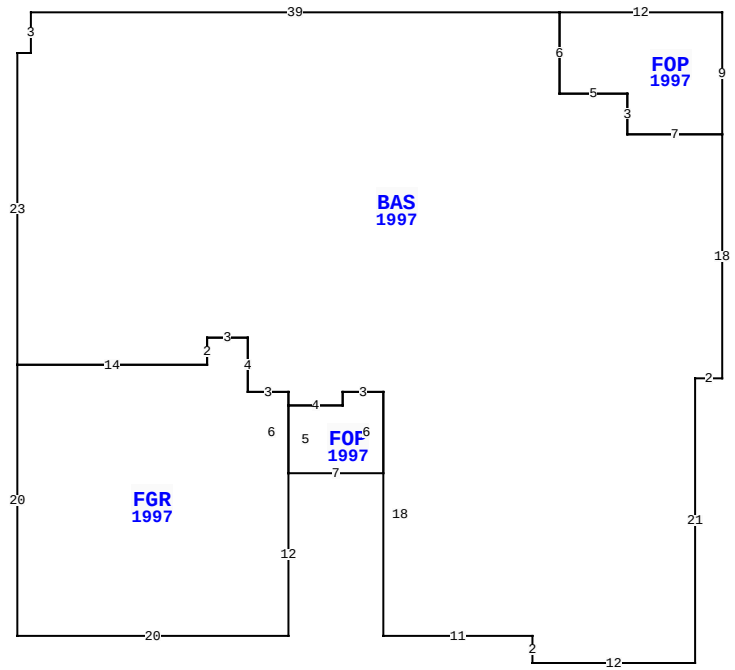
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,760	100	1,760	244,224
FGR	400	55	220	30,528
FOP	38	30	11	1,526
FOP	93	30	28	3,886
TOTALS	2,291		2,019	280,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,019	123.0684	153.84	310,603	1997	2003	0	0	0	9.80	90.20

1 SNGL FAM – 100% - 1998 Heated Area: 1760 HX Base Yr 1998



2719 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		280,164
TOTAL MARKET OB/XF VALUE		6,824
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		536,988
SOH/AGL Deduction		356,350
ASSESSED VALUE		180,638
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,638
TOTAL JUST VALUE		536,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703628	NEW CONSTR	87,500	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/1745	12/09/1997	WD	Q	I		135,300
GRANTOR: BEAZER HOMES CORP						
GRANTEE: GIROUX MICHAEL GEOR						
0781/1789	1/10/1997	WD	U	V	19	26,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W12 BAS=[YR=1997] W39 S3 W1 S23 FGR=[YR=1997] S20 E20 N12 FOP=[YR=1997] E7 N6 W3 S1 W4 S5 $ N6 W3 N4 W3 S2 W14 $ E14 N2 E3 S4 E3 S1 E4 N1 E3 S18 E11 S2 E12 N21 E2 N18 W7 N3 W5 N6$ S6 E5 S3 E7 N9 $.

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	507.00	SF	5.20	5.20	100	1997	1997	3	73	1,925	
3	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	1997	1997	3	73	299	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2011	2011	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 6,824

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