

LOT 29
IN OR 795/1721
TIDEWATER @ OCEAN REACH #1

PAINE TOM M JR & JOYCE B
2720 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0029-0000



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	14	CARPET 80
Interior Floor	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	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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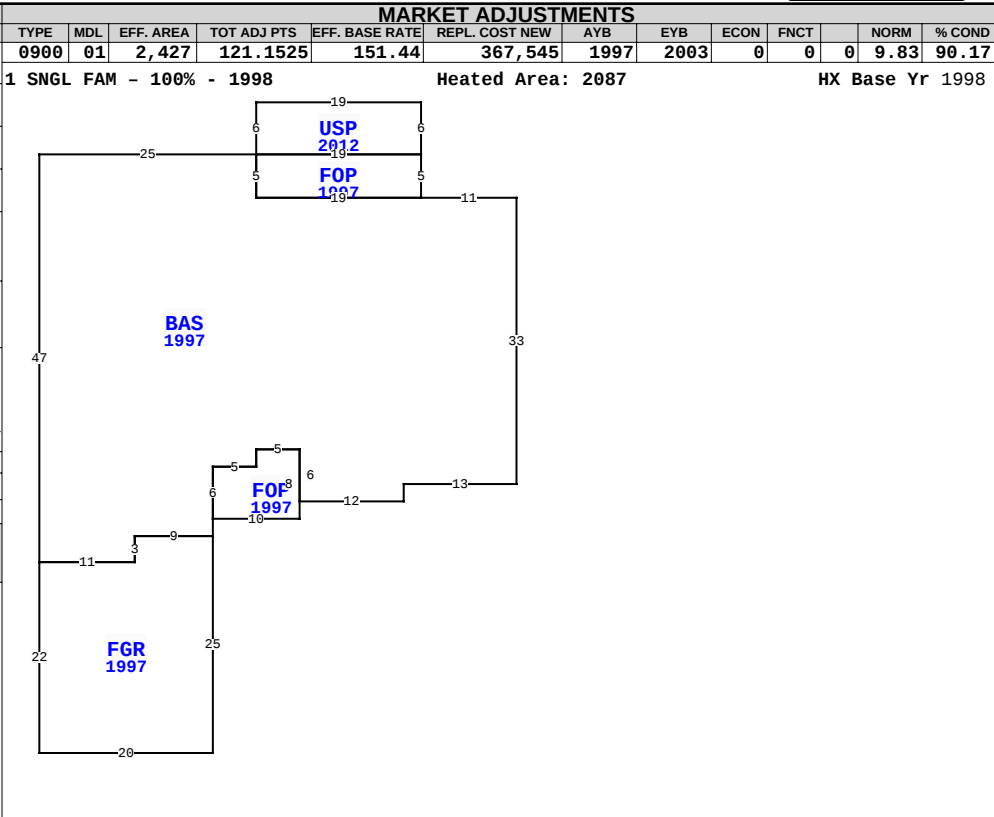
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	284,987
FGR	467	55	257	35,094
FOP	70	30	21	2,867
FOP	95	30	28	3,823
USP	114	30	34	4,643

TOTALS	2,833		2,427	331,415
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	496.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	39	3	117.00	SF	6.50	6.50

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

REVIEW DATE	08/02/2022	BY	KBA
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2720 EASTWIND DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
5,709									
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2	0810	CONCRETE A	0 100	0	0	496.00	SF	6.50	6.50
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Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY						8
PAGE 1 of 1						
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE			331,415			
TOTAL MARKET OB/XF VALUE			5,709			
TOTAL LAND VALUE - MARKET			250,000			
TOTAL MARKET VALUE			587,124			
SOH/AGL Deduction			383,282			
ASSESSED VALUE			203,842			
TOTAL EXEMPTION VALUE			HX HB	50,000		
BASE TAXABLE VALUE			153,842			
TOTAL JUST VALUE			587,124			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			502,417			