LOT 30
L/E OR 1845/1662
TIDEWATER @ OCEAN REACH #1

WHITE BARBARA L & WILLIAM
2728 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

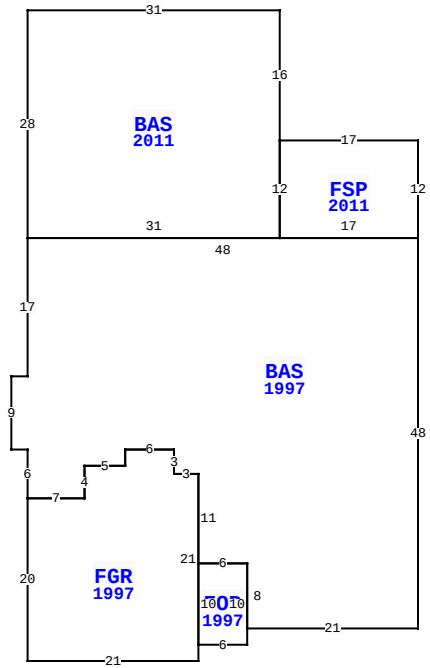
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,873	100	1,873	248,099
BAS	868	100	868	114,976
FGR	485	55	267	35,367
FOP	60	30	18	2,384
FSP	204	40	82	10,862
TOTALS	3,490		3,108	411,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,108	118.1786	147.72	459,114	1997	2002	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2023 Heated Area: 2741 HX Base Yr



2728 EASTWIND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		411,688
TOTAL MARKET OB/XF VALUE		4,980
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		666,668
SOH/AGL Deduction		70,941
ASSESSED VALUE		595,727
TOTAL EXEMPTION VALUE	13	595,727
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		666,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23119	NEW CONSTR	0	12/01/2010
M15778	H/AC	0	12/01/2010
B24046	ADDITION	100,000	10/01/2010
B9805039	ADDITION	3,800	06/01/1998
B9603418	NEW CONSTR	93,450	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/1662	2/16/2011	WD	U	I	30	100
GRANTOR: KUTI PATRICIA L						
GRANTEE: KUTI PATRICIA L ETA						
0793/0225	5/12/1997	WD	Q	I		133,000
GRANTOR: BEAZER HOMES						
GRANTEE: KUTI JOSEPH F JR &						

BUILDING NOTES

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	533.00	SF	5.20	5.20	100	1997	1997	3	73	2,023	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1997	1997	3	73	157	

BUILDING DIMENSIONS

FSP=[YR=2011] W17 BAS=[YR=2011] N16 W31 S28 BAS=[YR=1997] S17 W2 S9 E2 S6 FGR=[YR=1997] S20 E21 N2 FOP=[YR=1997] E6 N10 W6 S10$ N21 W3 N3 W6 S2 W5 S4 W7$ E7 N4 E5 N2 E6 S3 E3 S11 E6 S8 E21 N48 W48 $ E31 N12$ S12 E17 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,980

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 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