LOT 31
TIDEWATER @ OCEAN REACH #1
PB 6/46

LEHMAN CHARLES J & MAGDALENA C
2736 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

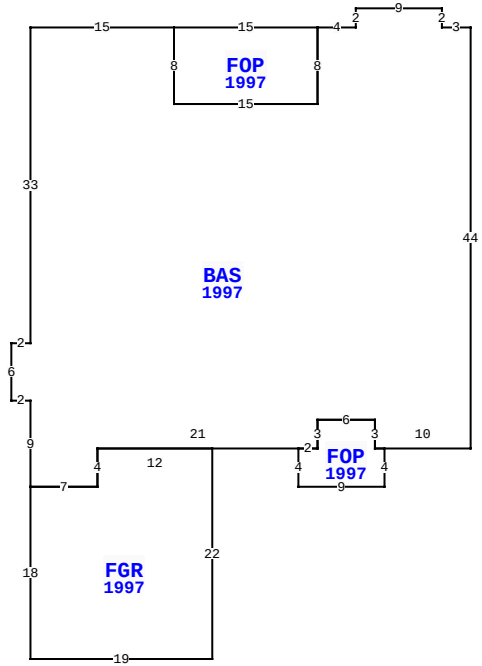
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,944	100	1,944	267,181
FGR	390	55	214	29,412
FOP	54	30	16	2,199
FOP	120	30	36	4,948
TOTALS	2,508		2,210	303,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	122.1668	152.71	337,489	1997	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 1944 HX Base Yr 2021



2736 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		303,740
TOTAL MARKET OB/XF VALUE		14,392
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		568,132
SOH/AGL Deduction		183,400
ASSESSED VALUE		384,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		334,732
TOTAL JUST VALUE		568,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0067512	XFOB	0	01/01/2000
B006752	SWIM POOL	12,000	01/01/2000
B9805576	XFOB	9,405	11/01/1998
B9704007	NEW CONSTR	96,500	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/0854	2/10/2020	WD	Q	I	01	430,000
GRANTOR: VREDENBURGH RICHARD H						
GRANTEE: LEHMAN CHARLES J &						
0807/1566	9/26/1997	WD	Q	I		158,000
GRANTOR: PANITZ HOMES						
GRANTEE: VREDENBURGH RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N2 W9 S2 W4 FOP=[YR=1997] W15 S8 E15 N8 $ S8 W15 N8 W15 S33 W2 S6 E2 S9 FGR=[YR=1997] S18 E19 N22 W12 S4 W7 $ E7 N4 E21 FOP=[YR=1997] S4 E9 N4 W1 N3 W6 S3 W2 $ E2 N3 E6 S3 E10 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	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	100	1997	1997	3	73	2,346	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1997	1997	3	73	498	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2000	2000	3	25	6,630	
4	0845	KOOL DECK	0	100	0	0	490.00	SF	7.25	7.25	100	2000	2000	3	79	2,806	
5	0910	SCRN RM L	0	100	44	16	704.00	SF	15.00	15.00	100	2000	2000	3	20	2,112	

LAND DESCRIPTION

TOTAL OB/XF 14,392

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