

LOT 32
IN OR 2104/1169
TIDEWATER @ OCEAN REACH #1

MORAN STACY WAYNE & HILLARY CASANDRA
2742 EAST WIND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0032-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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		

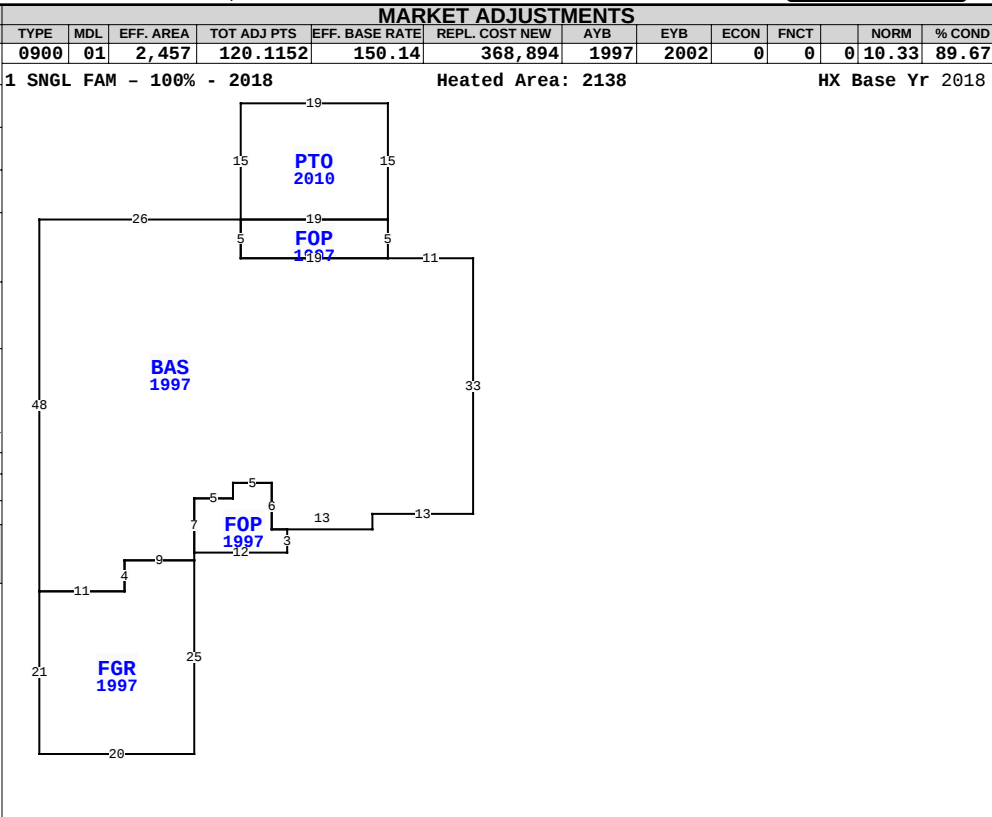
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2,138	287,840
FGR	456	55	251	33,792
FOP	86	30	26	3,501
FOP	95	30	28	3,770
PTO	285	5	14	1,885

TOTALS	3,060		2,457	330,787
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		666.00	SF 5.20	5.20	100	1997	1997	3	73	2,528
3	0810	CONCRETE A	0	100	39	3		117.00	SF 6.50	6.50	100	1997	1997	3	73	555
4	0911	SCRN RM A	0	100	15	19		285.00	SF 17.50	17.50	100	2010	2010	3	45	2,244

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 05/22/2020 BY DJA



2742 EASTWIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				330,787	
TOTAL MARKET OB/XF VALUE				8,127	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				588,914	
SOH/AGL Deduction				250,530	
ASSESSED VALUE				338,384	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				288,384	
TOTAL JUST VALUE				588,914	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				504,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23362	XFOB	4,985	03/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/1169	2/28/2017	WD	Q	I	02	350,000
GRANTOR: SMITH CLAUDE D JR & L						
GRANTEE: MORAN STACY WAYNE &						
1365/1549	11/08/2005	WD	Q	I		350,000
GRANTOR: CLAUSON CURTIS S TRUS						
GRANTEE: SMITH CLAUDE D JR &						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1997] W11 FOP=[YR=1997] N5 PTO=[YR=2010] N15 W19 S15 E19\$ W19 S5 E19\$ W19 N5 W26 S48 FGR=[YR=1997] S21 E20 N25 W9 S4 W11 \$ E11 N4 E9 N1 FOP=[YR=1997] E12 N3 W2 N6 W5 S2 W5 S7\$ N7 E5 N2 E5 S6 E13 N2 E13 N33\$.						

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