

ANDREWS ALBERT W & SHEILA A
2750 EASTWIND DR
FERNANDINA BEACH, FL 32034

00-00-30-085T-0033-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 2,469 120.9984 151.25 373,436 1997 2003 0 0 10.00 90.00										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 1998 Heated Area: 2166 HX Base Yr 1998										BUILDING MARKET VALUE 336,092									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 21,850									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 250,000									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 607,942									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 349,634									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 258,308									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 208,308									
Bathrooms 2 100																				TOTAL JUST VALUE 607,942									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 523,805									
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B9805119 XF0B 2,500 06/01/1998									
MAP NUM MKT AREA 02																				B9804883 SWIM POOL 12,000 04/01/1998									
NEIGHBORHOOD/LOC 2031.00																				B9704190 NEW CONSTR 106,500 08/01/1997									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,166 100 2,166 294,847																													
FGR 456 55 251 34,168																													
FOP 76 30 23 3,131																													
FOP 98 30 29 3,947																													
TOTALS 2,796 2,469 336,092																													
EXTRA FEATURES										2750 EASTWIND DR, FERNANDINA BEACH																			
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										BLD DATE LGL DATE										03/13/2024 MLU									
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										XF DATE																			
2 0811 CONCRETE B 0 100 0 0 618.00 SF 5.20 5.20 100 1997 1997 3 73 2,346										INC DATE																			
3 0810 CONCRETE A 0 100 38 3 114.00 SF 6.50 6.50 100 1997 1997 3 73 541																													
4 0861 POOL GUNIT 0 100 0 0 383.00 SF 85.00 85.00 100 1998 1998 3 21 6,837																													
5 0845 KOOL DECK 0 100 0 0 772.00 SF 7.25 7.25 100 1998 1998 3 75 4,198																													
6 0910 SCRNM RM L 0 100 0 0 1,058.00 SF 15.00 15.00 100 1998 1998 3 20 3,174																													
7 0940 SHEDS/PORT 0 100 20 14 280.00 SF 30.00 30.00 100 2000 2000 3 20 1,680																													
8 0751 UOP 0 100 14 7 98.00 SF 10.00 10.00 100 2000 2000 3 28 274																													
LAND DESCRIPTION										TOTAL OB/XF 21,850																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									