

LOT 35
TIDEWATER @ OCEAN REACH #1
PB 6/46

NELSON JANIS
2758 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0035-0000



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 80
Interior Floo	11	CLAY TILE 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	1,729	100	1,729	213,373
FGR	417	55	229	28,261
FOP	56	30	17	2,098
FOP	144	30	43	5,306
TOTALS	2,346		2,018	249,038

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50
4	0910	SCRN RM L	0	100	0	0	914.00	SF	15.00
5	0845	KOOL DECK	0	100	0	0	729.00	SF	7.25
6	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50
7	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,018	123.4065	154.26	311,297	1998	2003	0	0	80	9.83	80.00
1 SNGL FAM - 100% - 2023 Heated Area: 1729 HX Base Yr 2023												
2758 EASTWIND DR, FERNANDINA BEACH												

TOTAL OB/XF 25,329												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
2	0810	CONCRETE A	0	100	0	0	626.00	SF	6.50	6.50	100	1998
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1998
4	0910	SCRN RM L	0	100	0	0	914.00	SF	15.00	15.00	100	2005
5	0845	KOOL DECK	0	100	0	0	729.00	SF	7.25	7.25	100	2005
6	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2005
7	0861	POOL GUNIT	0	100	0	0	326.00	SF	85.00	85.00	100	2005

TOTAL OB/XF 25,329												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										249,038		
TOTAL MARKET OB/XF VALUE										25,329		
TOTAL LAND VALUE - MARKET										250,000		
TOTAL MARKET VALUE										524,367		
SOH/AGL Deduction										34,900		
ASSESSED VALUE										489,467		
TOTAL EXEMPTION VALUE										HX HB SX 100,000		
BASE TAXABLE VALUE										389,467		
TOTAL JUST VALUE										524,367		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										475,211		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16258	ADDITION	9,590	10/01/2005
B0515803	SWIM POOL	26,200	01/01/2005
B9805065	NEW CONSTR	85,950	06/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2617/1302	2/02/2023	FJ	U	I	11		0		
GRANTOR: NELSON THOMAS STRAYER									
GRANTEE: NELSON JANIS									
1721/1063	12/29/2010	WD	U	I	11		100		
GRANTOR: WIATROWSKI LYNN M & E									
GRANTEE: NELSON THOMAS S & G									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W24 FOP=[YR=1998] W16 S9 E16 N9 \$ S9 W16 S19 L2 D2 S7 R2 D2 S7 FGR=[YR=1998] S21 E19 N24 W6 S3 W13 \$ E13 N3 E6 U3 R3 FOP=[YR=1998] S8 E7 N8 W7 \$ E7 S14 E11 N54 \$.									