LOT 36 IN OR 843/1141
TIDEWATER @ OCEAN REACH #1
PB 6/46

JARMAN TROY & MELISSA
2766 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0036-0000

BUILDING CHARACTERISTICS

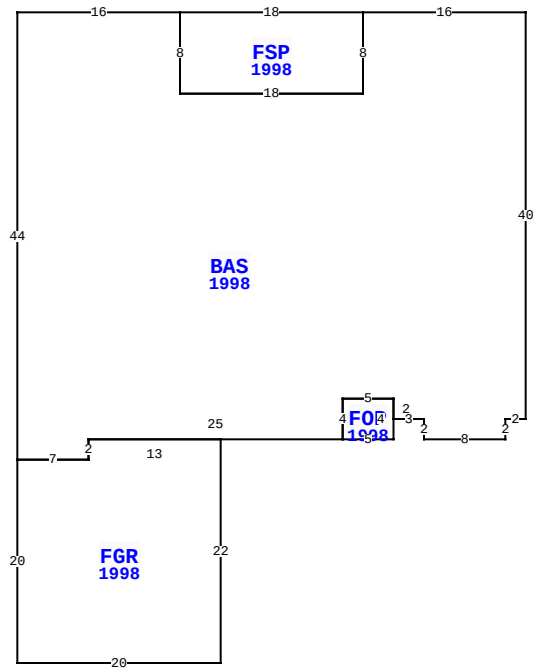
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,940	100	1,940	267,380
FGR	426	55	234	32,251
FOP	20	30	6	827
FSP	144	40	58	7,994
TOTALS	2,530		2,238	308,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	122.2795	152.85	342,078	1998	2003	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 1999 Heated Area: 1940 HX Base Yr 1999



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

2766 EASTWIND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		308,452
TOTAL MARKET OB/XF VALUE		20,036
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		578,488
SOH/AGL Deduction		362,771
ASSESSED VALUE		215,717
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,717
TOTAL JUST VALUE		578,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412977	SWIM POOL	21,700	06/01/2004
B9804833	NEW CONSTR	94,900	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0843/1141	8/04/1998	WD	Q	I		136,000
GRANTOR: PANITZ HOMES						
GRANTEE: JARMAN TROY & MELIS						
0802/0906	8/08/1997	WD	U	V	19	25,000
GRANTOR: OCEAN REACH JOINT BEN						
GRANTEE: BEAZER HOMES CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 FSP=[YR=1998] W18 S8 E18 N8 $ S8 W18 N8 W16
S44 FGR=[YR=1998] S20 E20 N22 W13 S2 W7 $ E7 N2 E25
FOP=[YR=1998] E5 N4 W5 S4 $ N4 E5 S2 E3 S2 E8 N2 E2 N40 $.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,009.00	SF	6.50	6.50	100	1998	1998	3	75	4,919	
3	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	1998	1998	3	75	117	
4	0861	POOL GUNIT	0	100	0	0	269.00	SF	85.00	85.00	100	2004	2004	3	36	8,231	
5	0845	KOOL DECK	0	100	0	0	646.00	SF	7.25	7.25	100	2004	2004	3	84	3,934	

LAND DESCRIPTION

TOTAL OB/XF 20,036

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