LOT 37 IN OR 963/602
TIDEWATER @ OCEAN REACH #1
PB 6/46

BROOKS JOHN M
2808 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

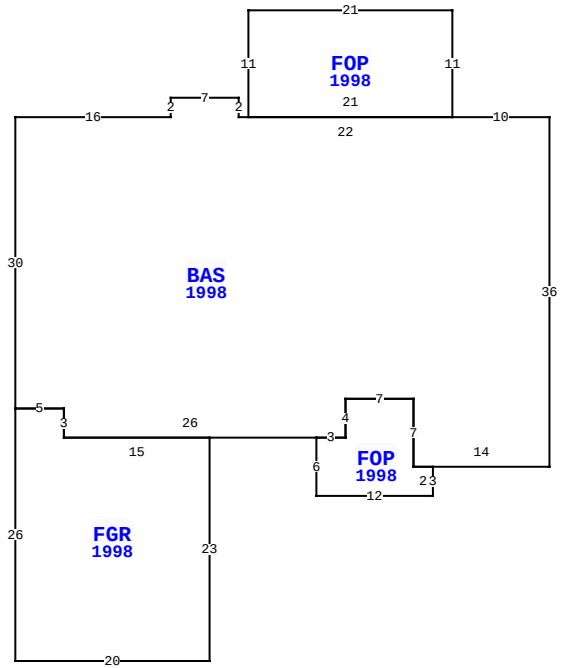
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,828	100	1,828	259,349
FGR	475	55	261	37,030
FOP	94	30	28	3,973
FOP	231	30	69	9,789
TOTALS	2,628		2,186	310,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,186	126.1113	157.64	344,601	1998	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2001 Heated Area: 1828 HX Base Yr 2001



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

2808 EASTWIND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		310,141
TOTAL MARKET OB/XF VALUE		14,963
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		575,104
SOH/AGL Deduction		333,701
ASSESSED VALUE		241,403
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		186,403
TOTAL JUST VALUE		575,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905790	SWIM POOL	16,690	02/01/1999
B9804820	NEW CONSTR	91,450	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0963/0602	12/20/2000	WD	Q	I		216,500
GRANTOR: DEGROVE CHARLES W JR						
GRANTEE: BROOKS JOHN M & KAT						
0842/0462	7/23/1998	WD	Q	I		137,300
GRANTOR: PANITZ HOMES						
GRANTEE: DEGROVE CHARLES W J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 FOP=[YR=1998] N11 W21 S11 E21 $ W22 N2 W7 S2 W16 S30 FGR=[YR=1998] S26 E20 N23 W15 N3 W5 $ E5 S3 E26 FOP=[YR=1998] S6 E12 N3 W2 N7 W7 S4 W3 $ E3 N4 E7 S7 E14 N36 $.

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	617.00	SF	6.50	6.50	100	1998	1998	3	75	3,008	
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1998	1998	3	75	570	
4	0861	POOL GUNIT	0	100	0	0	338.00	SF	85.00	85.00	100	1999	1999	3	23	6,608	
5	0845	KOOL DECK	0	100	0	0	312.00	SF	7.25	7.25	100	1999	1999	3	77	1,742	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 14,963

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