

LOT 38
IN OR 1254/1479
TIDEWATER @ OCEAN REACH #1

DUGAN JOHN T
2814 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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

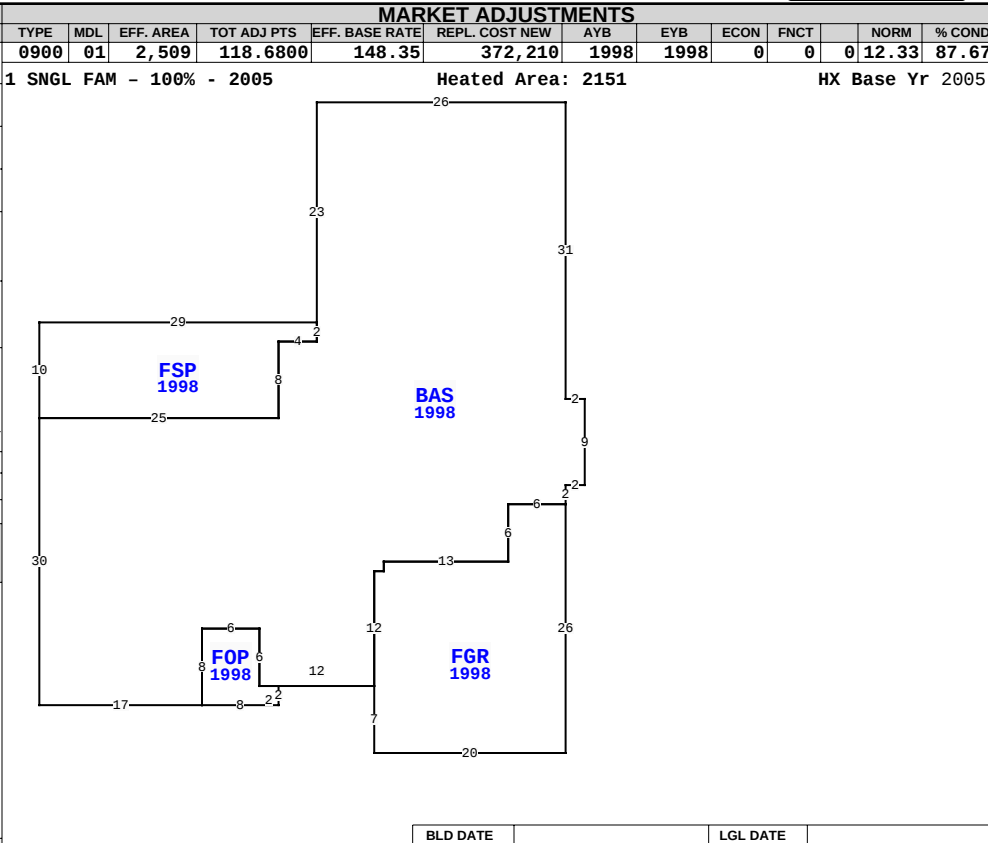
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2,151	279,756
FGR	435	55	239	31,084
FOP	52	30	16	2,081
FSP	258	40	103	13,396
TOTALS	2,896		2,509	326,317

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
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	25	3	75.00	SF	6.50	

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



2814 EASTWIND DR, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE		03/13/2024	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835				
626.00	SF	6.50	6.50	100	1998	1998	3	75	3,052				
75.00	SF	6.50	6.50	100	1998	1998	3	75	366				
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			326,317
TOTAL MARKET OB/XF VALUE			6,253
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			582,570
SOH/AGL Deduction			312,657
ASSESSED VALUE			269,913
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			219,913
TOTAL JUST VALUE			582,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805232	ADDITION	2,525	07/01/1998
B9804771	NEW CONSTR	105,800	03/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/1479	8/24/2004	WD	Q	I		285,000
GRANTOR: BARRETT PAULETTE L						
GRANTEE: DUGAN JOHN T						
1008/0341	9/19/2001	WD	Q	I		239,500
GRANTOR: SAKOLOSKY PAUL B & D0						
GRANTEE: BARRETT PAULETTE L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W26 S23 FSP=[YR=1998] W29 S10 E25 N8 E4 N2 \$ S2 W4 S8 W25 S30 E17 FOP=[YR=1998] E8 N2 W2 N6 W6 S8 \$ N8 E6 S6 E12 FGR=[YR=1998] S7 E20 N26 W6 S6 W13 S1 W1 S12 \$ N12 E1 N1 E13 N6 E6 N2 E2 N9 W2 N31 \$.									