

LOT 39
IN OR 2117/1
TIDEWATER @ OCEAN REACH #1

PICKETT KENNETH J
2822 EASTWIND DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0039-0000



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
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NEIGHBORHOOD/LOC	2031.00
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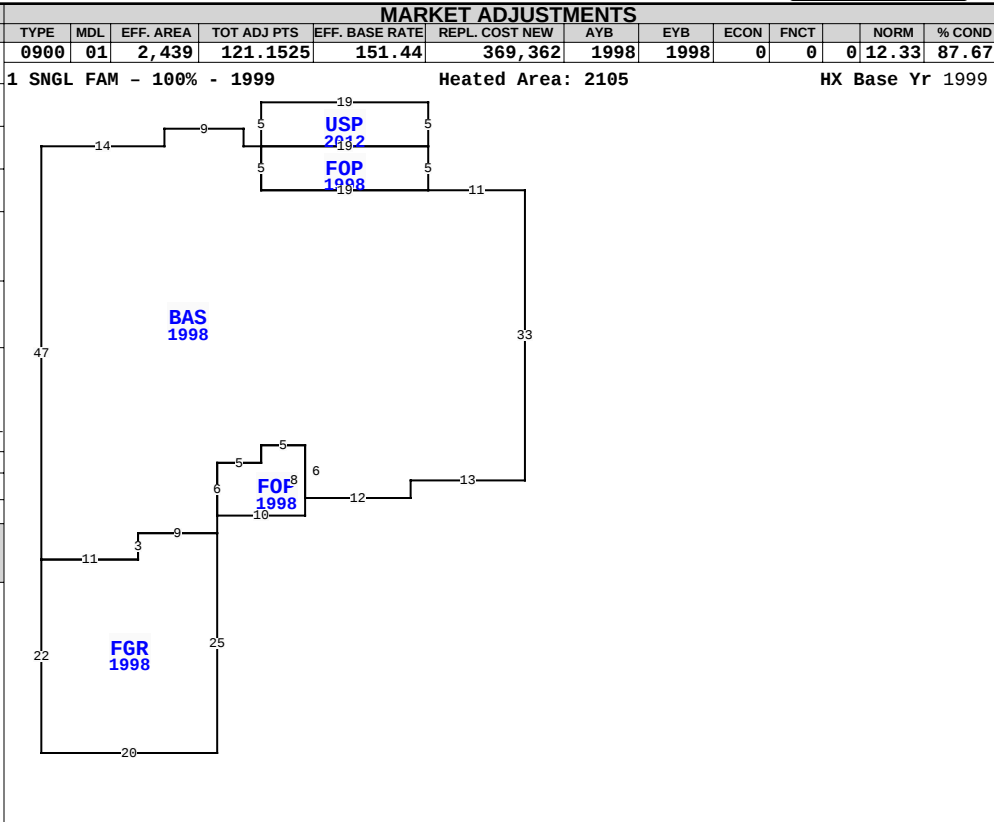
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	279,475
FGR	467	55	257	34,121
FOP	70	30	21	2,788
FOP	95	30	28	3,717
USP	95	30	28	3,717

TOTALS	2,832	2,439	323,820
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EXTRA FEATURES									
L N	OB/UF 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	610.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	139.00	SF	6.50	
4	0825	BRICK	0 100	0	0	185.00	SF	8.75	

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

REVIEW DATE	08/02/2022	BY	KBA
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2822 EASTWIND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF 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	610.00	SF	6.50	6.50	100	1998	1998	3	75	2,974	
3	0810	CONCRETE A	0 100	0	0	139.00	SF	6.50	6.50	100	1998	1998	3	75	678	
4	0825	BRICK	0 100	0	0	185.00	SF	8.75	8.75	100	1999	1999	3	93	1,505	

TOTAL OB/UF										7,992						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				323,820	
TOTAL MARKET OB/UF VALUE				7,992	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				581,812	
SOH/AGL Deduction				371,574	
ASSESSED VALUE				210,238	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				160,238	
TOTAL JUST VALUE				581,812	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				497,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804585	NEW CONSTR	105,350	01/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2117/0001	4/24/2017	QC	U	I	11
GRANTOR: PICKETT KENNETH J & C					SALE PRICE
GRANTEE: PICKETT KENNETH J					118,000
0828/1509	4/06/1998	WD	Q	I	
GRANTOR: BEAZER HOMES CORP					150,700
GRANTEE: PICKETT KENNETH J &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W11 FOP=[YR=1998] N5 USP=[YR=2012] N5 W19 S5 E19\$ W19 S5 E19 \$ W19 N5 W2 N2 W9 S2 W14 S47 FGR=[YR=1998] S22 E20 N25 W9 S3 W11 \$ E11 N3 E9 N2 FOP=[YR=1998] E10 N8 W5 S2 W5 S6 \$ N6 E5 N2 E5 S6 E12 N2 E13 N33 \$.									