

LOT 40  
TIDEWATER @ OCEAN REACH #1  
PB 6/46

ROLAND LLOYD K & DEBRA M  
2836 EASTWIND DR  
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0040-0000



| 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 80      |
| Interior Floo            | 08 | SHT VINYL 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       |

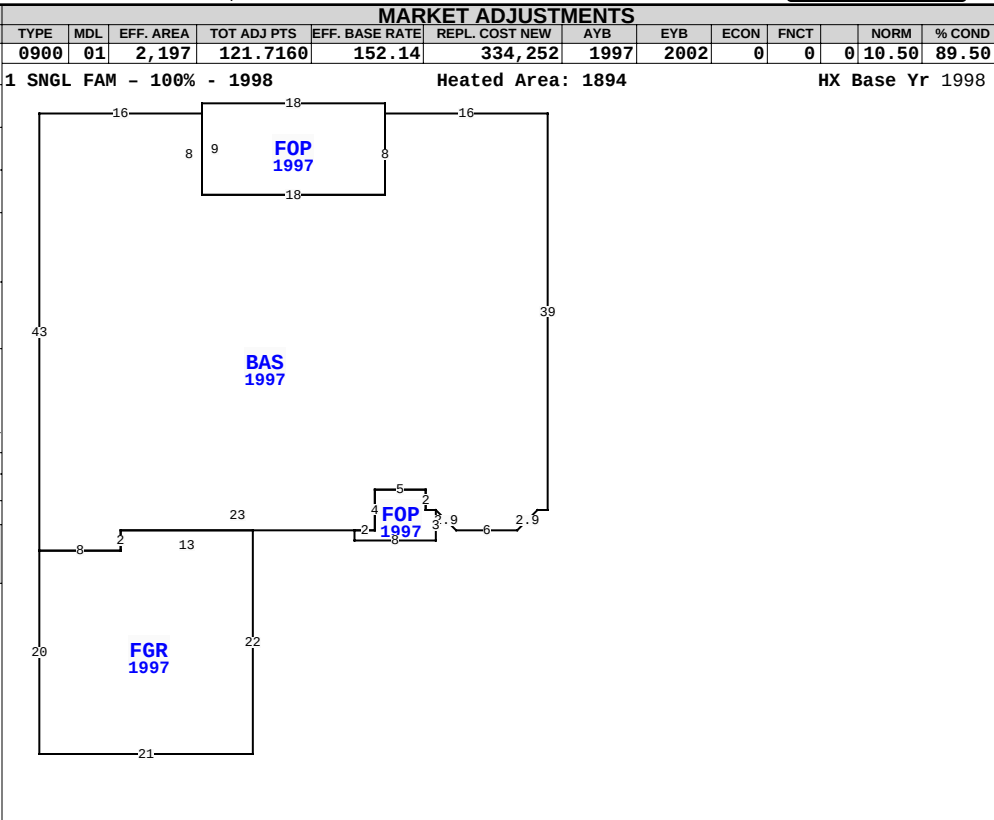
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 02      |
| NEIGHBORHOOD/LOC | 2031.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,894            | 100         | 1,894        | 257,897              |
| FGR       | 446              | 55          | 245          | 33,360               |
| FOP       | 30               | 30          | 9            | 1,225                |
| FOP       | 162              | 30          | 49           | 6,672                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,532 |  | 2,197 | 299,156 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |           |         |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|
| 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       | 1997    |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,039.00 | SF | 4.00     | 4.00           | 100       | 1997    |
| 3              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 21.00    | SF | 6.50     | 6.50           | 100       | 1997    |
| 4              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 138.00   | SF | 7.00     | 7.00           | 100       | 1998    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|                                    |          |           |            |     |
|------------------------------------|----------|-----------|------------|-----|
| 2836 EASTWIND DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/13/2024 | MLU |
|                                    | XF DATE  | LAND DATE |            |     |
|                                    | INC DATE | AG DATE   |            |     |

| L N | 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       | 1997    | 1997        | 3 | 80     | 2,800           |       |
| 2   | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,039.00 | SF | 4.00     | 4.00           | 100       | 1997    | 1997        | 3 | 73     | 3,034           |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 21.00    | SF | 6.50     | 6.50           | 100       | 1997    | 1997        | 3 | 73     | 100             |       |
| 4   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 138.00   | SF | 7.00     | 7.00           | 100       | 1998    | 1998        | 3 | 75     | 725             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,659       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 8              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 299,156   |  |
| TOTAL MARKET OB/XF VALUE  |  | 6,659     |  |
| TOTAL LAND VALUE - MARKET |  | 250,000   |  |
| TOTAL MARKET VALUE        |  | 555,815   |  |
| SOH/AGL Deduction         |  | 364,033   |  |
| ASSESSED VALUE            |  | 191,782   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 141,782   |  |
| TOTAL JUST VALUE          |  | 555,815   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 472,597   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 0795/1549                      | 6/05/1997 | WD        | Q   | I   |            |
| GRANTOR: PANITZ HOMES          |           |           |     |     | SALE PRICE |
| GRANTEE: ROLAND LLOYD K & DE   |           |           |     |     | 133,200    |
| GRANTOR: OCEAN REACH JOINT VEN |           |           |     |     |            |
| GRANTEE: BEAZER HOMES CORP     |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W16 FOP=[YR=1997] N1 W18 S9 E18 N8\$ S8 W18 N8 W16 S43 FGR=[YR=1997] S20 E21 N22 W13 S2 W8\$ E8 N2 E23 FOP=[YR=1997] S1 E8 N3 W1 N2 W5 S4 W2\$ E2 N4 E5 S2 E1 D2 R2 E6 U2 R2 E1 N39\$. |  |  |  |  |  |  |  |  |  |  |  |