PT OF LOT 91 IN OR 2029/144
OCEAN BREEZE FARMS S/D OF
SEC 05-2N-28E PBK 2/19

REINHARDT PROPERTIES LLC
2854 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0091-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

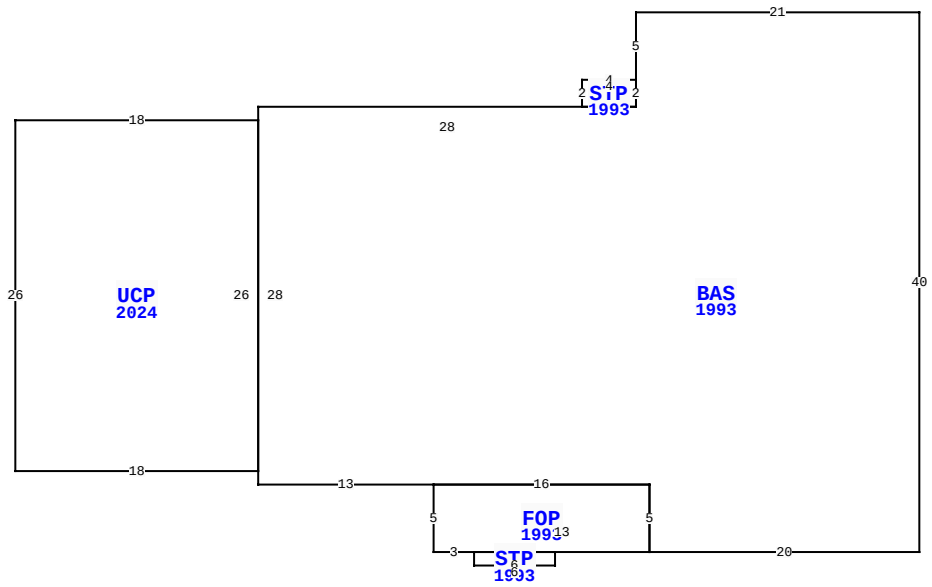
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	1993	1,619	89,045
FOP	80	30	1993	24	1,320
STP	6	10	1993	1	55
STP	8	10	1993	1	55
UCP	468	20	2024	94	5,170
TOTALS	2,181			1,739	95,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	110.0000	110.00	191,290	1940	1940	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1619 HX Base Yr



2646 MIDWAY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	95,645
TOTAL MARKET OB/XF VALUE	11,586
TOTAL LAND VALUE - MARKET	161,000
TOTAL MARKET VALUE	268,231
SOH/AGL Deduction	48,729
ASSESSED VALUE	219,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,502
TOTAL JUST VALUE	268,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2029/0144	2/12/2016	SW	U	I	12	85,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: REINHARDT PROPERTIE						
1988/1279	7/01/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W21 S5 S2 W28 S28 E13 E16 S5 E20 N40 $
FOP=[YR=1993;ORIG=-36,35] S5 E3 E13 N5 W16 $
STP=[YR=1993;ORIG=-21,5] W4 S2 E4 N2 $
STP=[YR=1993;ORIG=-33,40] S1 E6 N1 W6 $
UCP=[YR=2024;ORIG=-67,8] E18 S26 W18 N26 $
.

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	0511	GARAGE CB-	0	0	20	21	420.00	SF	40.00	40.00	100	1980	1980	3	30	5,040	
2	0810	CONCRETE A	0	0	0	0	478.00	SF	6.50	6.50	100	1980	1980	3	30	932	
3	0510	GARAGE WD-	0	0	0	0	802.00	SF	35.00	35.00	100	1980	1980	3	20	5,614	

LAND DESCRIPTION

TOTAL OB/XF 11,586

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	RES	0		RSF-	2161.00	200.00	161.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	161,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 161,000 Market: 0 Agricultural: 0 Common: 161,000 PRINTED 07/30/2025 BY SYS