LOT 3
THE BREAKERS @ OCEAN REACH #1
PB 6/44

HICKS JOHN & KATHLEEN FAMILY REVOCABLE TRUST/HICKS
2882 EASTWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

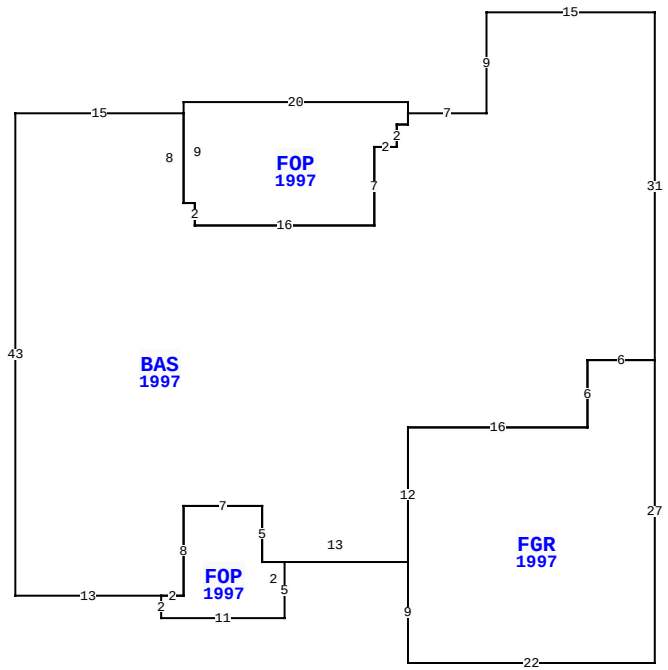
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1997	1,950	302,114
FGR	498	55	1997	274	42,451
FOP	84	30	1997	25	3,873
FOP	195	30	1997	58	8,986
TOTALS	2,727			2,307	357,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	135.6908	179.11	413,207	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2010 Heated Area: 1950 HX Base Yr 2010



2882 EASTWIND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		357,424
TOTAL MARKET OB/XF VALUE		34,403
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		666,827
SOH/AGL Deduction		347,482
ASSESSED VALUE		319,345
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,623
TOTAL JUST VALUE		666,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		626,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210846	ADDITION	0	02/01/2021
B0412737	XFOB	5,600	05/01/2004
B9906123	ADDITION	2,308	05/01/1999
B9704050	NEW CONSTR	98,100	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1372	4/09/2024	SW	U	I	11	100
GRANTOR: HICKS JOHN M & KATHLE						
GRANTEE: HICKS JOHN & KATHLE						
1645/0653	10/23/2009	WD	Q	I	01	372,000
GRANTOR: GOTTLIEB SANDRA SLATE						
GRANTEE: HICKS JOHN M & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 S9 W7 FOP=[YR=1997] N1 W20 S9 E1 S2 E16 N7 E2 N2 E1 N1$ S1 W1 S2 W2 S7 W16 N2 W1 N8 W15 S43 E13
FOP=[YR=1997] S2 E11 N5 W2 N5 W7 S8 W2$ E2 N8 E7 S5 E13
FGR=[YR=1997] S9 E22 N27 W6 S6 W16 S12$ N12 E16 N6 E6 N31$.

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	1997	1997	3	72	2,306	
3	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	1997	1997	3	72	365	
4	0861	POOL GUNIT	0	100	0	0	281.00	SF	85.00	85.00	100	2004	2004	3	32	7,643	
5	0845	KOOL DECK	0	100	0	0	764.00	SF	7.25	7.25	100	2004	2004	3	83	4,597	
6	0911	SCRN RM A	0	100	0	0	1,008.00	SF	17.50	17.50	100	2021	2021	3	90	15,876	
7	0855	CONC PAVER	0	100	11	9	99.00	SF	10.00	10.00	100	2006	2006	3	86	851	

LAND DESCRIPTION

TOTAL OB/XF 34,403

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	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 03/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS