LOT 5
THE BREAKERS @ OCEAN REACH #1
PB 6/44

LOHRENGEL PETER & JULIE
2900 EASTWIND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0005-0000

BUILDING CHARACTERISTICS

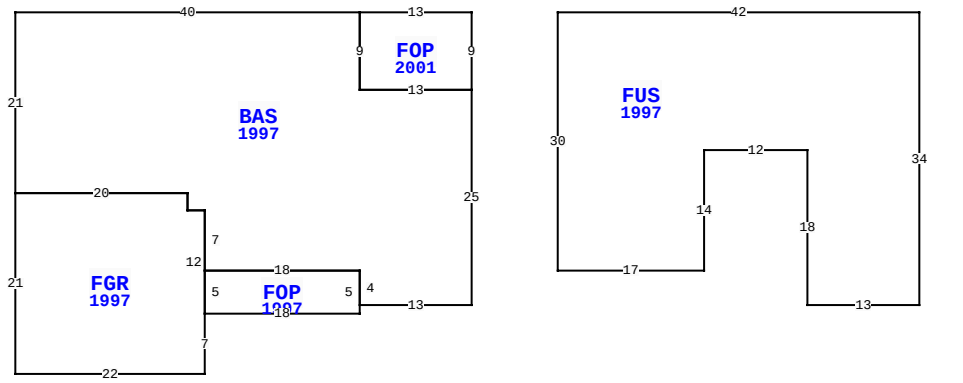
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,331	100	1997	1,331	184,556
FGR	458	55	1997	252	34,943
FOP	90	30	1997	27	3,744
FOP	117	30	2001	35	4,854
FUS	1,144	100	1997	1,144	158,626
TOTALS	3,140			2,789	386,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,789	121.4400	160.30	447,077	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2025 Heated Area: 2475 HX Base Yr 2025



2900 EASTWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		386,722
TOTAL MARKET OB/XF VALUE		26,904
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		688,626
SOH/AGL Deduction		238,517
ASSESSED VALUE		450,109
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		399,387
TOTAL JUST VALUE		688,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23710	XFOB	15,760	06/01/2010
B018606	XFOB	2,250	07/01/2001
B9703609	NEW CONSTR	123,900	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1214	4/12/2024	WD	Q	I	01	795,400
GRANTOR: CURZIO FRANK X						
GRANTEE: LOHRENGEL PETER & J						
1670/0642	4/01/2010	WD	Q	I	01	357,000
GRANTOR: BUELL GREGORY L & AUD						
GRANTEE: CURZIO FRANK X & KA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W13 BAS=[YR=1997] W40 S21 FGR=[YR=1997] S21 E22 N7 FOP=[YR=1997] E18 N5 W18 S5 $ N12 W2 N2 W20 $ E20 S2 E2 S7 E18 S4 E13 N25 W13 N9 $ S9 E13 N9$ PTR=E10 FUS=[YR=1997] E42 S34 W13 N18 W12 S14 W17 N30$ W10$.

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	0855	CONC PAVER	0	100	0	0	644.00	SF	7.00	7.00	100	2011	2011	3	91	4,102	
2	0855	CONC PAVER	0	100	25	3	75.00	SF	7.00	7.00	100	2011	2011	3	91	478	
3	0861	POOL GUNIT	0	100	0	0	353.00	SF	85.00	85.00	100	2001	2001	3	25	7,501	
4	0845	KOOL DECK	0	100	0	0	930.00	SF	7.25	7.25	100	2001	2001	3	79	5,327	
5	0755	FSP	0	100	10	13	130.00	SF	20.00	20.00	100	2003	2003	3	20	520	
6	0911	SCRN RM A	0	100	0	0	1,168.00	SF	17.50	17.50	100	2010	2010	3	40	8,176	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 26,904

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		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 06/08/2020 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS