LOT 6
IN OR 1946/865
THE BREAKERS @ OCEAN REACH #1

COWAN DIANE J REVOCABLE TRUST
2906 EASTWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0006-0000

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

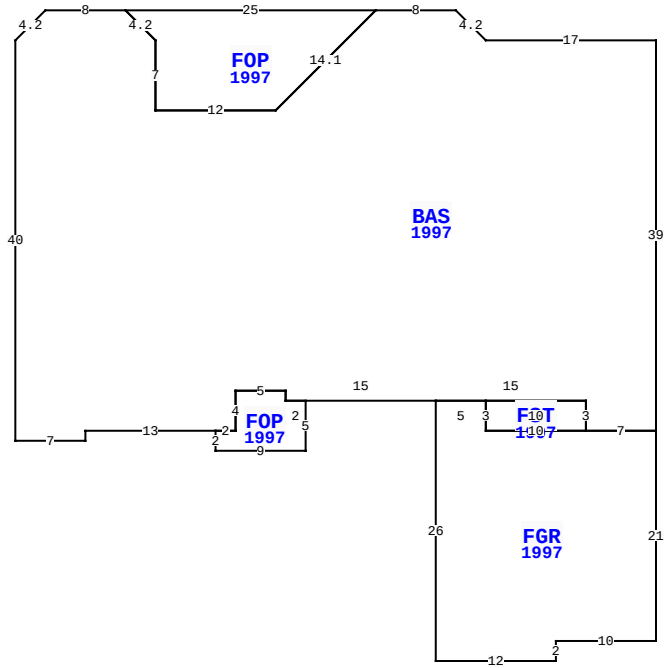
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100	1997	2,351	355,318
FGR	501	55	1997	276	41,713
FOP	44	30	1997	13	1,965
FOP	175	30	1997	52	7,859
FST	30	55	1997	16	2,418
TOTALS	3,101			2,708	409,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,708	126.5184	167.00	452,236	1997	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 2351 HX Base Yr 2019



2906 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		409,274
TOTAL MARKET OB/XF VALUE		9,618
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		693,892
SOH/AGL Deduction		301,267
ASSESSED VALUE		392,625
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		336,903
TOTAL JUST VALUE		693,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603389	NEW CONSTR	118,250	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1946/0865	10/06/2014	QC	U	I	11	100
GRANTOR: COWAN DIANE J						
GRANTEE: COWAN DIANE J REVOC						
1749/1361	8/01/2011	WD	Q	I	01	323,000
GRANTOR: GEDEON ROBERT J & SYL						
GRANTEE: COWAN RICHARD C & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 U3 L3 W8 FOP=[YR=1997] W25 D3 R3 S7 E12 U10 R10 $ L10 D10 W12 N7 L3 U3 W8 D3 L3 S40 E7 N1 E13 FOP=[YR=1997] S2 E9 N5 W2 N1 W5 S4W2$ E2N4 E5 S1 E15 FGR=[YR=1997] S26 E12 N2 E10 N21 W7 FST=[YR=1997] N3 W10 S3 E10$ W10 N3 W5$ E15 S3 E7 N39$.

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	0812	CONCRETE C	0	100	0	0	1,354.00	SF	4.00	4.00	100	1997	1997	3	72	3,900	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1997	1997	3	72	42	
4	0855	CONC PAVER	0	100	0	0	495.00	SF	7.00	7.00	100	2005	2005	3	84	2,911	

LAND DESCRIPTION

TOTAL OB/XF 9,618

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