

LOT 9
THE BREAKERS @ OCEAN REACH #1
PB 6/44

HAYNES BRIAN T & SANDRA E
2907 EASTWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0009-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 100	0900	01	2,390	126.1113	166.47	397,863	1997	1997	0	0	13.50	86.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2025													Heated Area: 1982													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2025													
Interior Wall	05	DRYWALL 100															VALUATION BY								STANDARD				
Interior Floo	14	CARPET 70															Tax Group: 8								Tax Dist:				
Interior Floo	11	CLAY TILE 30															BUILDING MARKET VALUE								344,151				
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE								52,667				
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET								275,000				
Bedrooms	3	100															TOTAL MARKET VALUE								671,818				
Bathrooms	2	100															SOH/AGL Deduction								0				
Frame	02	WOOD FRAME 100															ASSESSED VALUE								671,818				
Stories	1.	1. 100															TOTAL EXEMPTION VALUE								HX HB 50,722				
Units	0	100															BASE TAXABLE VALUE								621,096				
Occupancy	00	NONE 100	TOTAL JUST VALUE								671,818																		
			NCON VALUE								0																		
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE								633,276																		
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	1,982	100	1997	1,982	285,402																								
FGR	480	55	1997	264	38,015																								
FOP	80	30	1997	24	3,456																								
FOP	212	30	1997	64	9,216																								
USP	185	30	2011	56	8,064																								
TOTALS	2,939			2,390	344,151																								
EXTRA FEATURES						2907 EASTWIND DR, FERNANDINA BEACH																							
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	79	2,765													
2	0812	CONCRETE C	0	100	0	0	190.00	SF	4.00	4.00	100	1997	1997	3	72	547													
3	0855	CONC PAVER	0	100	6	3	1,296.00	SF	7.00	7.00	100	2011	2011	3	91	8,256													
4	0855	CONC PAVER	0	100	21	3	63.00	SF	10.00	10.00	100	2011	2011	3	91	573													
5	0911	SCRN RM A	0	100	0	0	968.00	SF	21.00	21.00	100	2012	2012	3	50	10,164													
6	0855	CONC PAVER	0	100	0	0	514.00	SF	10.00	10.00	100	2012	2012	3	92	4,729													
7	0861	POOL GUNIT	0	100	0	0	462.00	SF	85.00	85.00	100	2012	2012	3	64	25,133													
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500													
TOTAL OB/XF 52,667																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS																													