LOT 11
IN OR 1976/853
THE BREAKERS @ OCEAN REACH #1

WETZEL MATTHEW I
2849 EASTWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0011-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

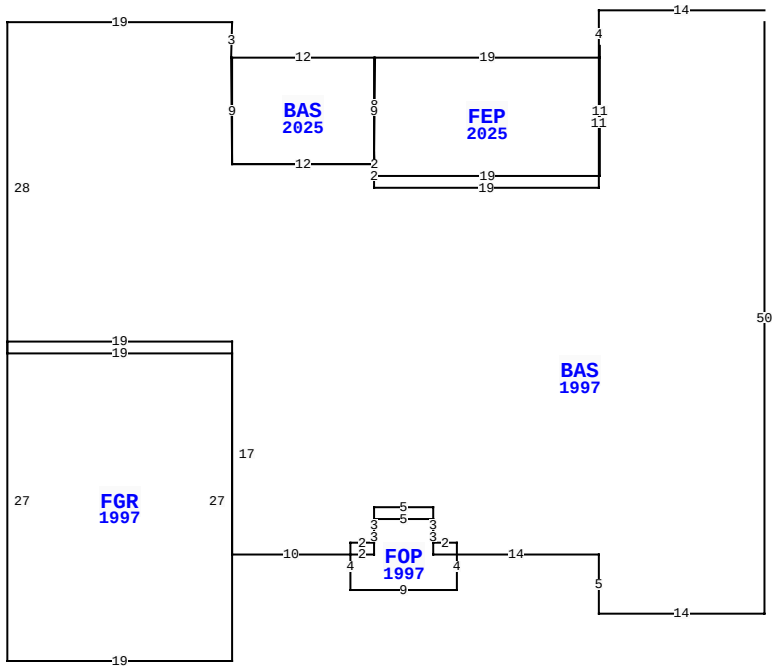
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100	1997	2,216	314,534
BAS	108	100	2025	108	15,330
FEP	183	80	2025	146	20,723
FGR	513	55	1997	282	40,026
FOP	51	30	1997	15	2,129
TOTALS	3,071			2,767	392,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,767	124.3104	164.09	454,037	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2016 Heated Area: 2324 HX Base Yr 2016



2849 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		392,742
TOTAL MARKET OB/XF VALUE		5,431
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		673,173
SOH/AGL Deduction		348,204
ASSESSED VALUE		324,969
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,247
TOTAL JUST VALUE		673,173
NCON VALUE		24,413
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003350	KITCHEN EXPAN	90,346	03/25/2024
B9703846	NEW CONSTR	87,371	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1976/0853	4/24/2015	WD	Q	I	02	320,000
GRANTOR: HARMON JAMES J						
GRANTEE: WETZEL MATTHEW I						
1550/0663	2/08/2008	QC	Q	I	01	100
GRANTOR: HARMON JAMES J & ELIZ						
GRANTEE: HARMON JAMES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W14 S4 S11 W19 N2 W12 U9L0.1 U3R0.1 W19 S28 E19 S17 E10 E2 N3 E5 S3 E14 S5 E14 N50 $
FGR=[YR=1997;ORIG=-64,28] S27 E19 N27 W19 $
FOP=[YR=1997;ORIG=-35,45] S4 E9 N4 W2 N3 W5 S3 W2 $
FEP=[YR=2025;ORIG=-13.11,4] W19 D8L0.1 D2R0.1 E19 N11 $
BAS=[YR=2025;ORIG=-33,4] W12 S9 E12 N9 $
.

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	712.00	SF	5.20	5.20	100	1997	1997	3	72	2,666	

LAND DESCRIPTION

TOTAL OB/XF 5,431

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 10/29/2024 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS