LOT 12
IN OR 1154/1121
THE BREAKERS @ OCEAN REACH #1

OLLER JOSEPH R & LORETTA B
2873 EASTWIND DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-085B-0012-0000

BUILDING CHARACTERISTICS

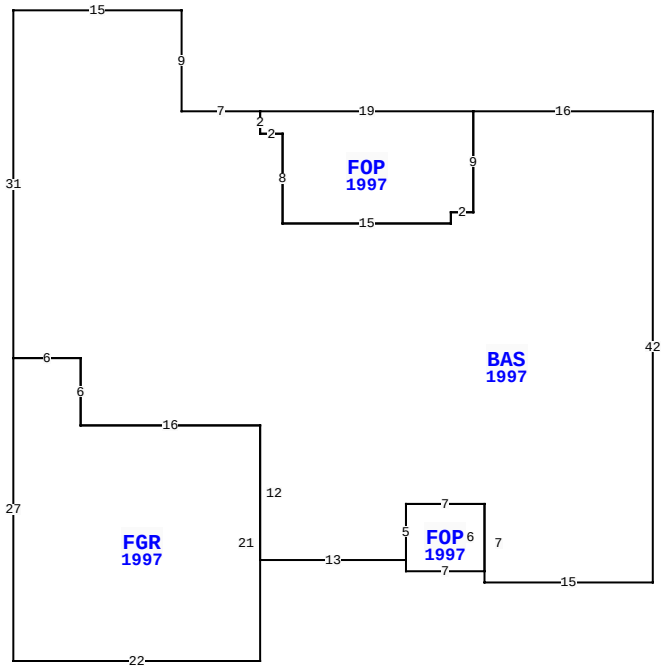
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,938	100	1997	1,938	275,813
FGR	498	55	1997	274	38,995
FOP	42	30	1997	13	1,850
FOP	172	30	1997	52	7,401
TOTALS	2,650			2,277	324,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,277	124.6462	164.53	374,635	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2004 Heated Area: 1938 HX Base Yr 2004



2873 EASTWIND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		324,059
TOTAL MARKET OB/XF VALUE		22,117
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		621,176
SOH/AGL Deduction		328,606
ASSESSED VALUE		292,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,848
TOTAL JUST VALUE		621,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311742	XFOB	7,040	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/1121	7/17/2003	WD	Q	I		235,000
GRANTOR: WORSHAM JOHN A & JEAN						
GRANTEE: OLLER JOSEPH R & LO						
0798/0370	7/01/1997	WD	Q	I		148,800
GRANTOR: PANITZ HOMES						
GRANTEE: WORSHAM JOHN A & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FOP=[YR=1997] W19 S2 E2 S8 E15 N1 E2 N9$ S9 W2 S1 W15 N8 W2 N2 W7 N9 W15 S31 FGR=[YR=1997] S27 E22 N21 W16 N6 W6$ E6 S6 E16 S12 E13 FOP=[YR=1997] S1 E7 N6 W7 S5$ N5 E7 S7 E15 N42$.

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	0855	CONC PAVER	0	100	0	0	618.00	SF	7.00	7.00	100	2013	2013	3	93	4,023	
3	0855	CONC PAVER	0	100	29	3	87.00	SF	7.00	7.00	100	2013	2013	3	93	566	
4	0861	POOL GUNIT	0	100	0	0	355.00	SF	85.00	85.00	100	2003	2003	3	29	8,751	
5	0845	KOOL DECK	0	100	0	0	542.00	SF	7.25	7.25	100	2003	2003	3	82	3,222	
6	0910	SCRN RM L	0	100	0	0	930.00	SF	15.00	15.00	100	2003	2003	3	20	2,790	

LAND DESCRIPTION

TOTAL OB/XF 22,117

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 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