

LOT 1
IN OR 1758/26
TIDEWATER @ OCEAN REACH #1

LIND ORVILLE L & DONNA JOINT REV TRUST/LIND DONNA
1960 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	08 DECORATIVE 20
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
---------	----------	----

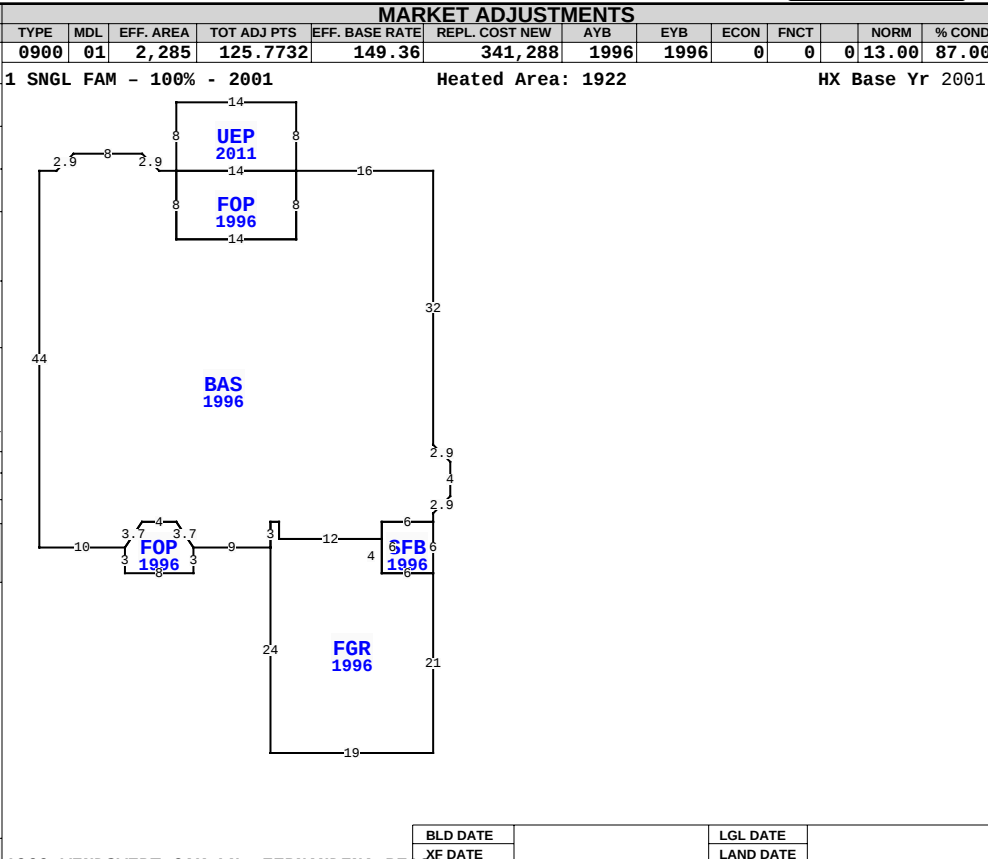
NEIGHBORHOOD/LOC	2031.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100	1,893	245,982
FGR	453	55	249	32,356
FOP	42	30	13	1,690
FOP	112	30	34	4,418
SFB	36	80	29	3,768
UEP	112	60	67	8,706

TOTALS	2,648		2,285	296,921
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	959.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	5	2	10.00	SF	6.50	6.50	
4	0855	CONC PAVER	0	100	0	0	174.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	



TOTAL OB/XF											
8,920											

TOTAL OB/XF											
8,920											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		296,921	
TOTAL MARKET OB/XF VALUE		8,920	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		485,841	
SOH/AGL Deduction		248,231	
ASSESSED VALUE		237,610	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		182,610	
TOTAL JUST VALUE		485,841	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603143	NEW CONSTR	75,917	07/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1758/0026	9/22/2011	WD U	I	I	30
GRANTOR: LIND ORVILLE L & DONN					
GRANTEE: LIND ORVILLE L & DO					
0832/1704	5/06/1998	WD Q	I		
GRANTOR: BEAZER HOMES CORP					
GRANTEE: LIND ORVILLE L & DO					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W16 UEP=[YR=2011] N8 W14 S8 FOP=[YR=1996] S8 E14 N8 W14\$ E14 \$ S8 W14 N8 W2 U2 L2 W8 D2 L2 W2 S44 E10 FOP=[YR=1996] S3 E8 N3 U3 L2 W4 D3 L2 \$ U3 R2 E4 R2 D3 E9 FGR=[YR=1996] S24 E19 N21 SFB=[YR=1996] N6 W6 S6 E6 \$ W6 N4 W12 N2 W1 S3 \$ N3 E1 S1 E12 N2 E6 N1 R2 U2 N4 L2 U2 N32 \$.											