

LOT 2
IN OR 2144/1932
TIDEWATER @ OCEAN REACH #1

PARMELEE DAVID R & NANCY R
1952 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2,130	283,321
FGR	430	55	236	31,392
FOP	52	30	16	2,128
FOP	116	30	35	4,655

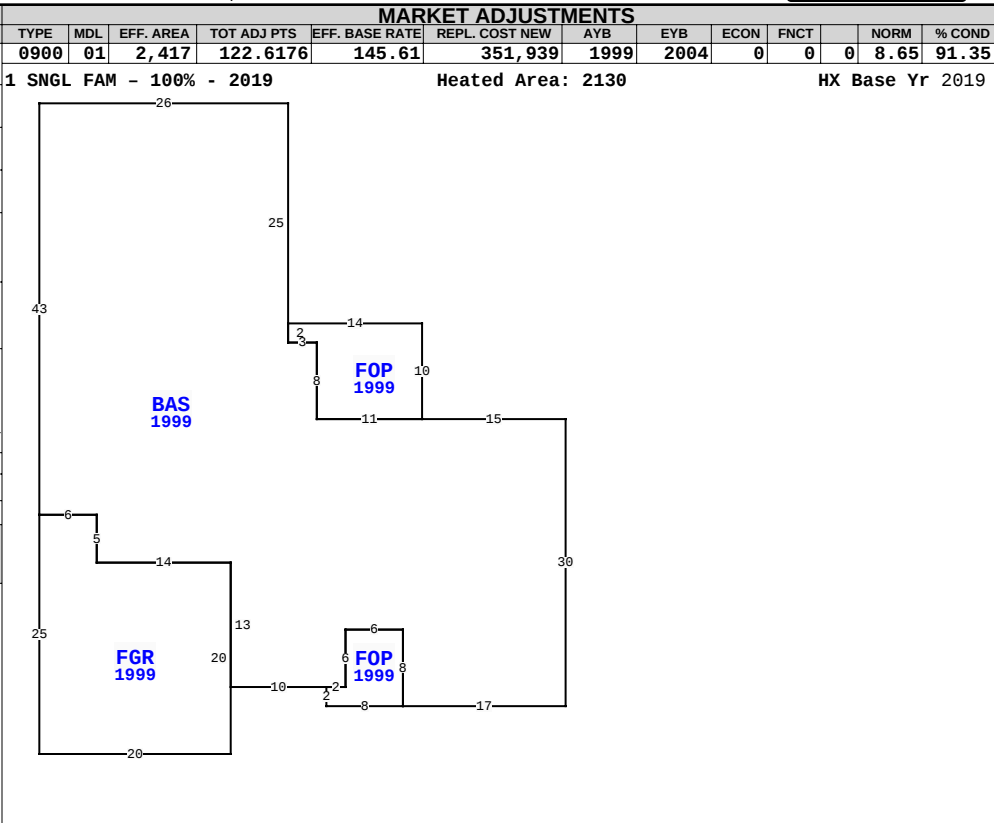
TOTALS	2,728	2,417	321,496
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EXTRA FEATURES

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	611.00	SF	6.50	6.50	100	1999	1999	3	79	3,137	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	79	370	
4	0861	POOL GUNIT	0	100	0	0	253.00	SF	85.00	85.00	100	1999	1999	3	25	5,376	
5	0845	KOOL DECK	0	100	0	0	450.00	SF	7.25	7.25	100	1999	1999	3	79	2,577	
6	0911	SCRN RM A	0	100	0	0	816.00	SF	17.50	17.50	100	1999	1999	3	20	2,856	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							



1952 WINDSWEPT OAK LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF

17,256

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		321,496
TOTAL MARKET OB/XF VALUE		17,256
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		536,752
SOH/AGL Deduction		189,357
ASSESSED VALUE		347,395
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		297,395
TOTAL JUST VALUE		536,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905708	ADDITION	7,600	01/01/1999
B9905709	SWIM POOL	12,000	01/01/1999
B9805511	NEW CONSTR	104,900	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/1932	9/06/2017	WD	Q	I	02	335,000

GRANTOR:WILSON ROBERT J & TER						
GRANTEE:PARMELEE DAVID R &						
0876/1767	4/01/1999	WD	Q	I		174,700
GRANTOR:BEAZER HOMES CORP D/B						
GRANTEE:WILSON ROBERT J & T						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1999] W15 FOP=[YR=1999] N10 W14 S2 E3 S8 E11 \$ W11
N8 W3 N25 W26 S43 FGR=[YR=1999] S25 E20 N20 W14 N5 W6 \$ E6
S5 E14 S13 E10 FOP=[YR=1999] S2 E8 N8 W6 S6 W2 \$ E2 N6 E6 S8
E17 N30 \$.