LOT 4
IN OR 2203/758
TIDEWATER @ OCEAN REACH #1

WEBER JOHN G & ANNE C
1936 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0004-0000

NASSAU COUNTY PROPERTY

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

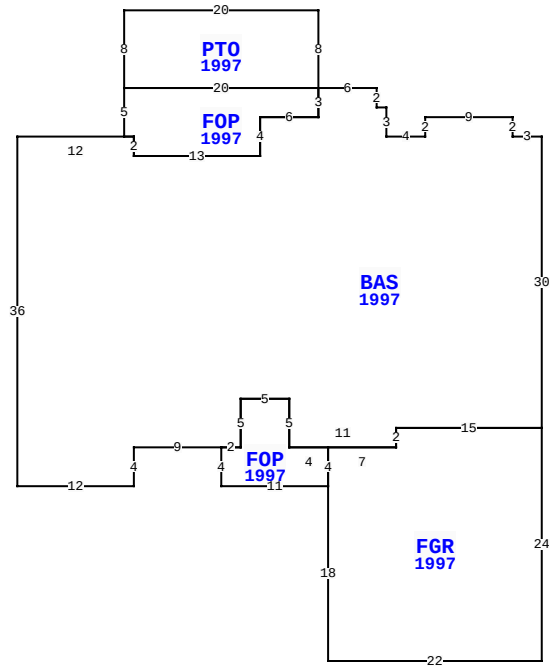
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1,758	236,318
FGR	514	55	283	38,042
FOP	69	30	21	2,823
FOP	114	30	34	4,570
PTO	160	5	8	1,076
TOTALS	2,615		2,104	282,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,104	125.7732	149.36	314,253	1997	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 1758 HX Base Yr 2022



1936 WINDSWEPT OAK LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		282,828
TOTAL MARKET OB/XF VALUE		6,392
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		487,220
SOH/AGL Deduction		1,395
ASSESSED VALUE		485,825
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		435,825
TOTAL JUST VALUE		487,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703623	NEW CONSTR	87,650	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0758	6/08/2018	WD	Q	I	01	349,900
GRANTOR: MCBRIDE PAULA ET AL						
GRANTEE: WEBER JOHN G & ANNE						
2203/0753	5/31/2018	FJ	U	I	11	100
GRANTOR: LYTWYN EMILIA S ESTAT						
GRANTEE: MCBRIDE PAULA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N2 W9 S2 W4 N3 W1 N2 W6 PTO=[YR=1997] N8 W20 S8 FOP=[YR=1997] S5 E1 S2 E13 N4 E6 N3 W20$ E20$ S3 W6 S4 W13 N2 W12 S36 E12 N4 E9 FOP=[YR=1997] S4 E11 FGR=[YR=1997] S18 E22 N24 W15 S2 W7 S4$ N4 W4 N5 W5 S5 W2$ E2 N5 E5 S5 E11 N2 E15 N30$.

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	81	2,835	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	1997	1997	3	75	2,558	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1997	1997	3	75	439	
4	0911	SCRN RM A	0	100	0	0	160.00	SF	17.50	17.50	100	1998	1998	3	20	560	

LAND DESCRIPTION

TOTAL OB/XF 6,392

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	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							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS