

LOT 7 IN OR 919/1976
TIDEWATER @ OCEAN REACH #1
PB 6/46

MILLER LEWIS M LIVING TRUST/MILLER LEWIS TRUSTEE
1900 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 90
Interior Floo	11 CLAY TILE 10
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

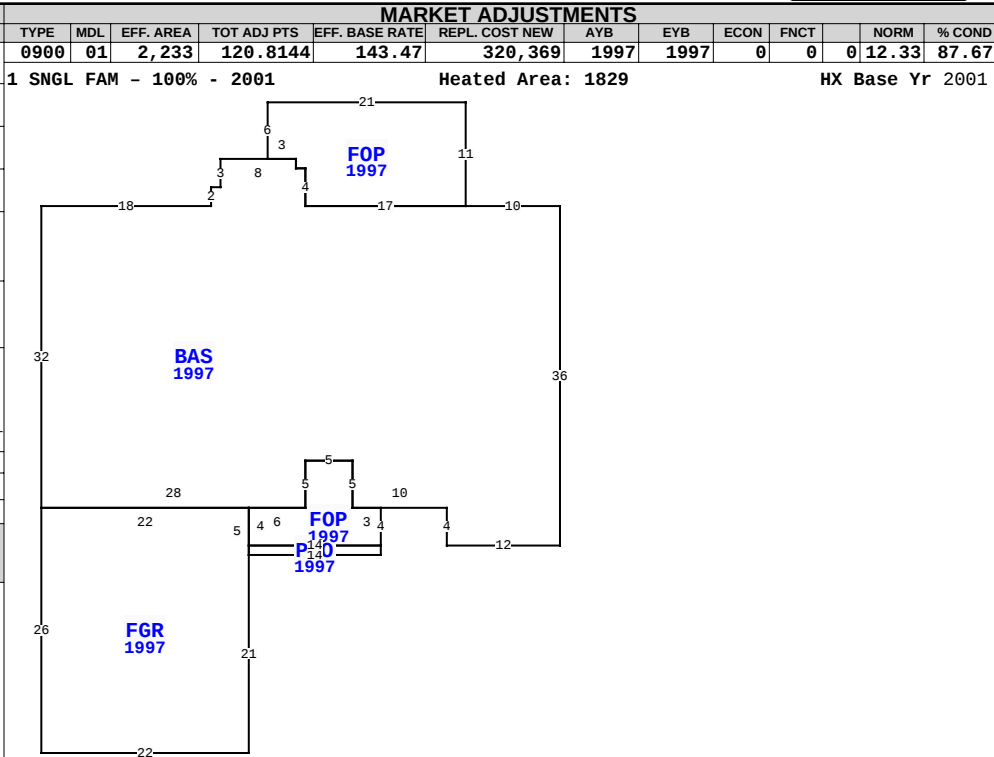
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1,829	230,052
FGR	572	55	315	39,621
FOP	81	30	24	3,018
FOP	212	30	64	8,050
PTO	14	5	1	125

TOTALS	2,708	2,233	280,868
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EXTRA FEATURES	
L N	OB/IF CODE
1	0811 CONCRETE B
2	0810 CONCRETE A



1900 WINDSWEPT OAK LN, FERNANDINA BEACH

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

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	100	1997	1997	3	75	3,822	
2	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1997	1997	3	75	44	

TOTAL OB/IF	3,866
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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
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
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			280,868
TOTAL MARKET OB/XF VALUE			3,866
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			482,734
SOH/AGL Deduction			266,068
ASSESSED VALUE			216,666
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			161,666
TOTAL JUST VALUE			482,734
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			467,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704084	NEW CONSTR	91,400	07/01/1997

SALES DATA	
OFF RECORD Number	DATE
0919/1976	2/15/2000
GRANTOR: NESS JOHN M & LESLEY	
GRANTEE: MILLER LEWIS M & BE	
0809/0515	10/09/1997
GRANTOR: PANITZ HOMES	
GRANTEE: NESS JOHN M & LESLE	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1997] W10 FOP=[YR=1997] N11 W21 S6 E3 S1 E1 S4 E17\$	
W17 N4 W1 N1 W8 S3 W1 S2 W18 S32 FGR=[YR=1997] S26 E22 N21	
PTO=[YR=1997] E14 N1 FOP=[YR=1997] N4 W3 N5 W5 S5 W6 S4 E14\$	
W14 S1\$ N5 W22\$ E28 N5 E5 S5 E10 S4 E12 N36\$.	