

LOT 8
IN OR 1200/1687
TIDEWATER @ OCEAN REACH #1

GLADNEY MARGARET/WINTER MARCIA
1846 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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
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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	2,092	100	2,092	271,390
FGR	467	55	257	33,340
FOP	74	30	22	2,854
FOP	95	30	28	3,632
PTO	65	5	3	390

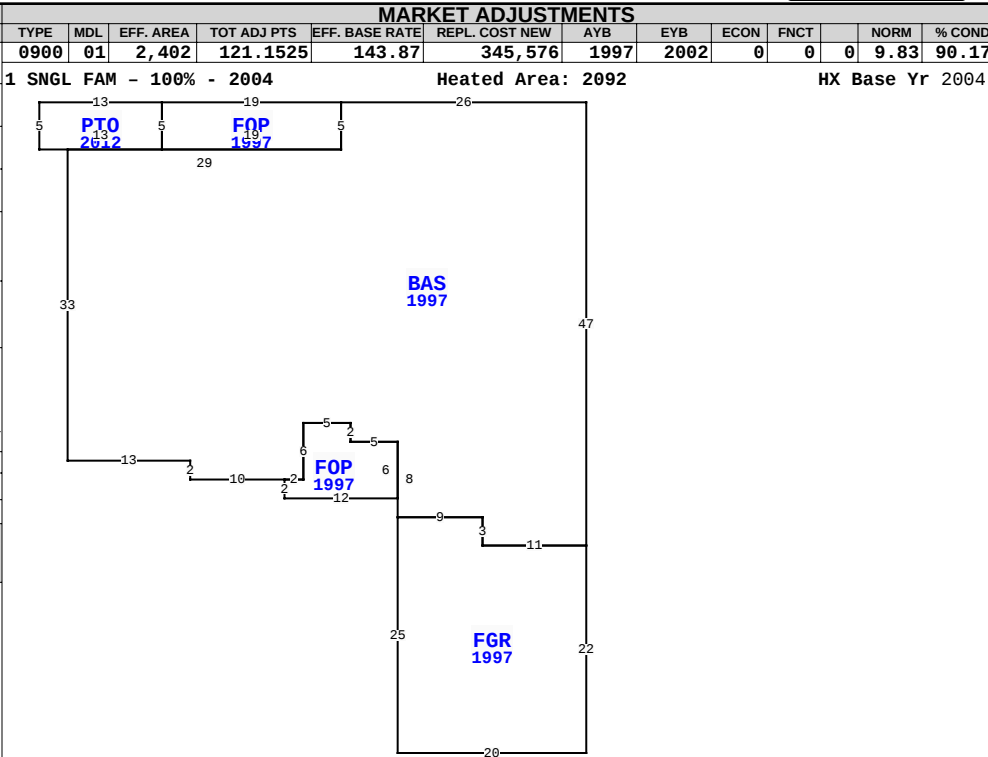
TOTALS	2,793	2,402	311,606
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EXTRA FEATURES

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	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0 100	0	0	616.00	SF	5.20	5.20	100	1997	1997	3	75	2,402	
3	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1997	1997	3	75	585	
4	0861	POOL GUNIT	0 100	0	0	264.00	SF	85.00	85.00	100	2012	2012	3	71	15,932	
5	0911	SCRN RM A	0 100	0	0	390.00	SF	17.50	17.50	100	2012	2012	3	60	4,095	
6	0855	CONC PAVER	0 100	0	0	132.00	SF	10.00	10.00	100	2012	2012	3	94	1,241	
7	0855	CONC PAVER	0 100	0	0	24.00	SF	10.00	10.00	100	2012	2012	3	94	226	

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	1.00	180,000.00	180,000.00	180,000							



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

1846 WINDSWEPT OAK LN, FERNANDINA BEACH

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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	
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7	0855	CONC PAVER	0 100	0	0	24.00	SF	10.00	10.00	100	2012	2012	3	94	226	

TOTAL OB/XF 27,316

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	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		311,606
TOTAL MARKET OB/XF VALUE		27,316
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		518,922
SOH/AGL Deduction		245,993
ASSESSED VALUE		272,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,929
TOTAL JUST VALUE		518,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226588	SRCNENCL	9,701	11/01/2012
B1226521	SWIM POOL	23,000	10/01/2012
B9703814	NEW CONSTR	104,450	04/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1200/1687	1/09/2004	WD U	I	I	07

GRANTOR: HOLDEN-DODGE SUSAN &
GRANTEE: GLADNEY MARGARET &
1143/0602 6/06/2003 WD Q I 210,000
GRANTOR: HOLDEN-DODGE SUSAN &
GRANTEE: GLADNEY MARGARET &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W26 FOP=[YR=1997] W19 PTO=[YR=2012] W13 S5 E13
N5\$ S5 E19 N5\$ S5 W29 S33 E13 S2 E10 FOP=[YR=1997] S2 E12 N6
W5 N2 W5 S6 W2 \$ E2 N6 E5 S2 E5 S8 FGR=[YR=1997] S25 E20 N22
W11 N3 W9 \$ E9 S3 E11 N47 \$.