LOT 9
IN OR 1378/948
TIDEWATER @ OCEAN REACH #1

GRIFFIN FAMILY TRUST/GRIFFIN MICHAEL SHANKLIN TRUS
PO BOX 15190
FERNANDINA BEACH, FL 32035

2023

00-00-30-085T-0009-0000

BUILDING CHARACTERISTICS

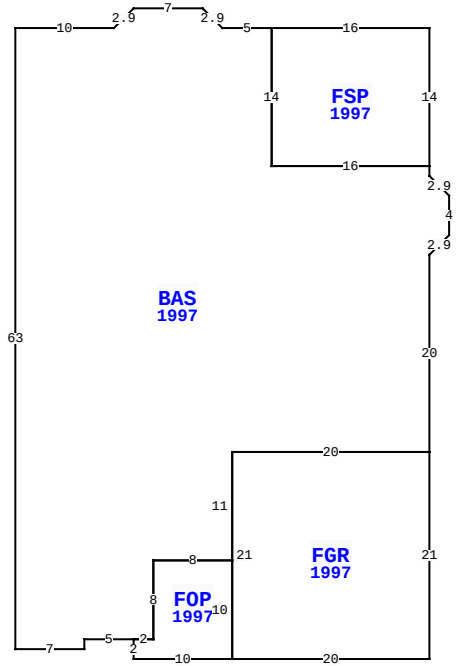
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,973	100	1,973	256,895
FGR	420	55	231	30,077
FOP	84	30	25	3,255
FSP	224	40	90	11,718
TOTALS	2,701		2,319	301,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,319	121.6033	144.40	334,864	1997	2002	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2006 Heated Area: 1973 HX Base Yr 2006



1830 WINDSWEPT OAK LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		301,947
TOTAL MARKET OB/XF VALUE		26,449
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		508,396
SOH/AGL Deduction		240,467
ASSESSED VALUE		267,929
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,929
TOTAL JUST VALUE		508,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17812	SWIM POOL	20,050	05/01/2006
B9704045	NEW CONSTR	99,700	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0948	1/03/2006	WD	U	I	21	349,000
GRANTOR: KELLY PHILIP F JR & D						
GRANTEE: GRIFFIN MICHAEL & C						
1072/1672	8/05/2002	WD	Q	I		220,000
GRANTOR: ALQUEZA STEVEN E & KA						
GRANTEE: KELLY PHILIP F JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1997] W16 BAS=[YR=1997] W5 U2 L2 W7 L2 D2 W10 S63 E7 N1 E5 FOP=[YR=1997] S2 E10 FGR=[YR=1997] E20 N21 W20 S21$ N10 W8 S8 W2$ E2 N8 E8 N11 E20 N20 R2 U2 N4 U2 L2 N1 W16 N14$ S14 E16 N14$.

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	560.00	SF	5.20	5.20	100	1997	1997	3	75	2,184	
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	1997	1997	3	75	176	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2007	2007	3	89	5,696	
5	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	2007	2007	3	52	15,558	

LAND DESCRIPTION

TOTAL OB/XF 26,449

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS