LOT 10
TIDEWATER @ OCEAN REACH #1
PB 6/46

SANDUSKY CHARLES H & CHELSEA T
2835 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0010-0000

BUILDING CHARACTERISTICS

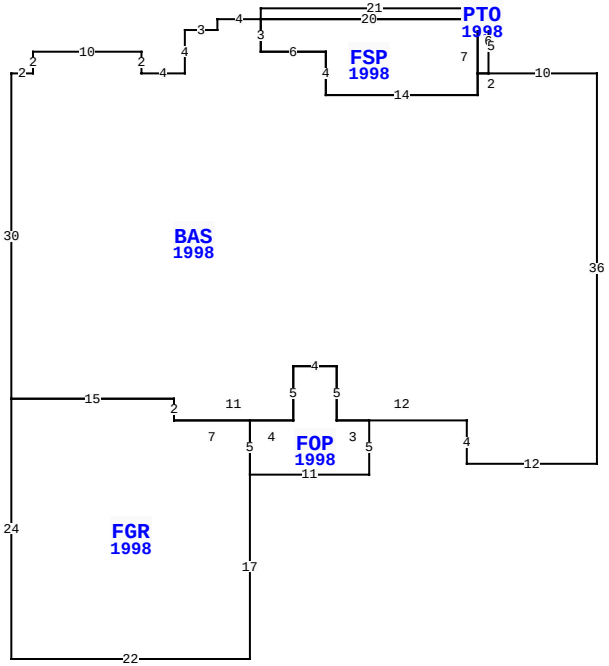
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,762	100	1,762	236,254
FGR	514	55	283	37,945
FOP	75	30	22	2,949
FSP	116	40	46	6,167
PTO	26	5	1	134
TOTALS	2,493		2,114	283,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,114	124.5335	147.88	312,618	1998	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2020 Heated Area: 1762 HX Base Yr 2020



2835 TIDEWATER ST, 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		283,451
TOTAL MARKET OB/XF VALUE		6,548
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		469,999
SOH/AGL Deduction		181,886
ASSESSED VALUE		288,113
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,113
TOTAL JUST VALUE		469,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804863	NEW CONSTR	88,292	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1859	4/22/2019	WD	Q	I	01	315,000
GRANTOR: SMITH MATTHEW A						
GRANTEE: SANDUSKY CHARLES H						
1666/1892	3/04/2010	WD	U	I	12	200,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SMITH MATTHEW A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 PTO=[YR=1998] N6 W21 S1 FSP=[YR=1998] S3 E6 S4 E14 N7 W20 $ E20 S5 E1 $ W1 S2 W14 N4 W6 N3 W4 S1 W3 S4 W4 N2 W10 S2 W2 S30 FGR=[YR=1998] S24 E22 N17 FOP=[YR=1998] E11 N5 W3 N5 W4 S5 W4 S5 $ N5 W7 N2 W15 $ E15 S2 E11 N5 E4 S5 E12 S4 E12 N36 $.

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	641.00	SF	6.50	6.50	100	1998	1998	3	77	3,208	
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1998	1998	3	77	435	

LAND DESCRIPTION

TOTAL OB/XF 6,548

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