

LOT 11
TIDEWATER @ OCEAN REACH #1
PB 6/46

ANDERSEN TODD R &/EDGREM REBECCA L
2633 S ORCHARD ST
LAKEWOOD, CO 80228

2023

00-00-30-085T-0011-0000



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	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
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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	2,163	100	2,163	267,246
FGR	400	55	220	27,182
FOP	52	30	16	1,977
FOP	303	30	91	11,244

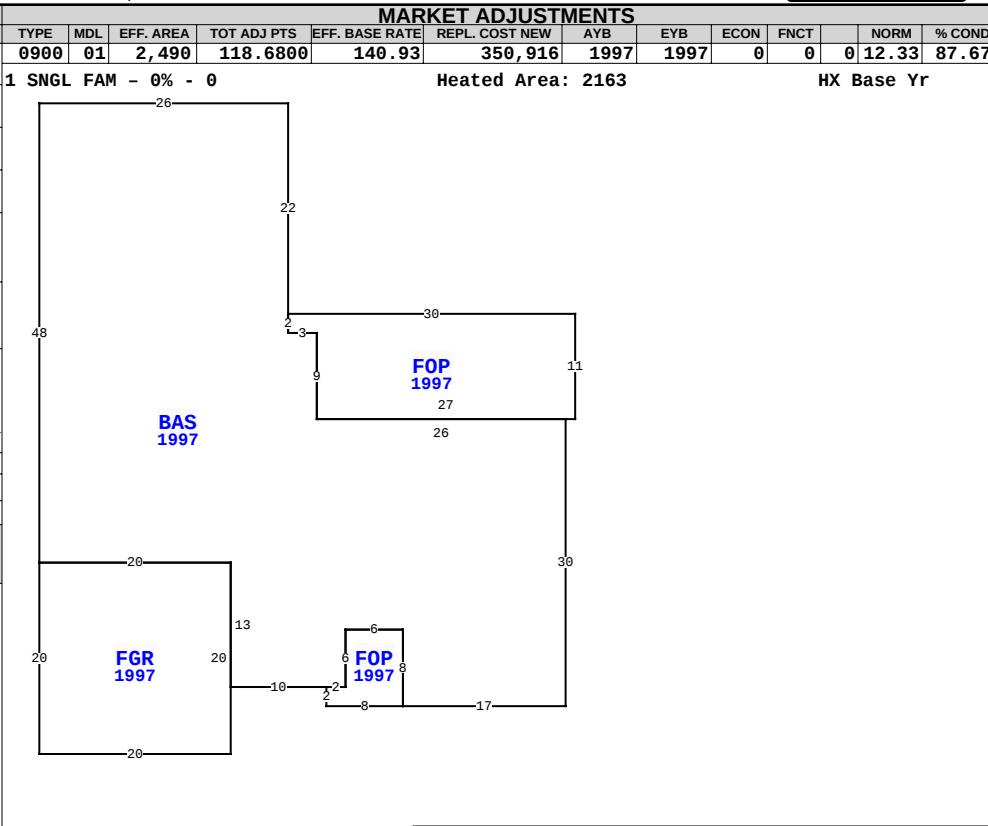
TOTALS	2,918		2,490	307,648
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EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	0	0	0	628.00	SF	5.20	5.20	100	1997	1997	3	75	2,449	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1997	1997	3	75	351	
4	0861	POOL GUNIT	0	0	0	0	305.00	SF	85.00	85.00	100	1999	1999	3	25	6,481	
5	0845	KOOL DECK	0	0	0	0	525.00	SF	7.25	7.25	100	1999	1999	3	79	3,007	
6	0910	SCRN RM L	0	0	30	29	870.00	SF	15.00	15.00	100	1999	1999	3	20	2,610	
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	

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	000100	C	SFR	0			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	

2827 TIDEWATER ST, FERNANDINA BEACH																
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TOTAL OB/XF

17,933																
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		8
VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		307,648
TOTAL MARKET OB/XF VALUE		17,933
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		505,581
SOH/AGL Deduction		53,782
ASSESSED VALUE		451,799
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		451,799
TOTAL JUST VALUE		505,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213038	ROOF	9,750	08/01/2012
B9906017	XFOB	11,115	04/01/1999
B9905844	SWIM POOL	12,900	03/01/1999
B9704022	NEW CONSTR	104,900	06/01/1997

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BUILDING NOTES
BUILDING DIMENSIONS
FOP=[YR=1997] W30 BAS=[YR=1997] N22 W26 S48 FGR=[YR=1997] S20 E20 N20 W20 \$ E20 S13 E10 FOP=[YR=1997] S2 E8 N8 W6 S6 W2 \$ E2 N6 E6 S8 E17 N30 W26 N9 W3 N2 \$ S2 E3 S9 E27 N11 \$.