

LOT 12 IN OR 822/1849
TIDEWATER @ OCEAN REACH #1
PB 6/46

POTKAY GARY P
2937 ESPANA COURT
FAIRFAX, VA 22031-1412

2023

00-00-30-085T-0012-0000



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

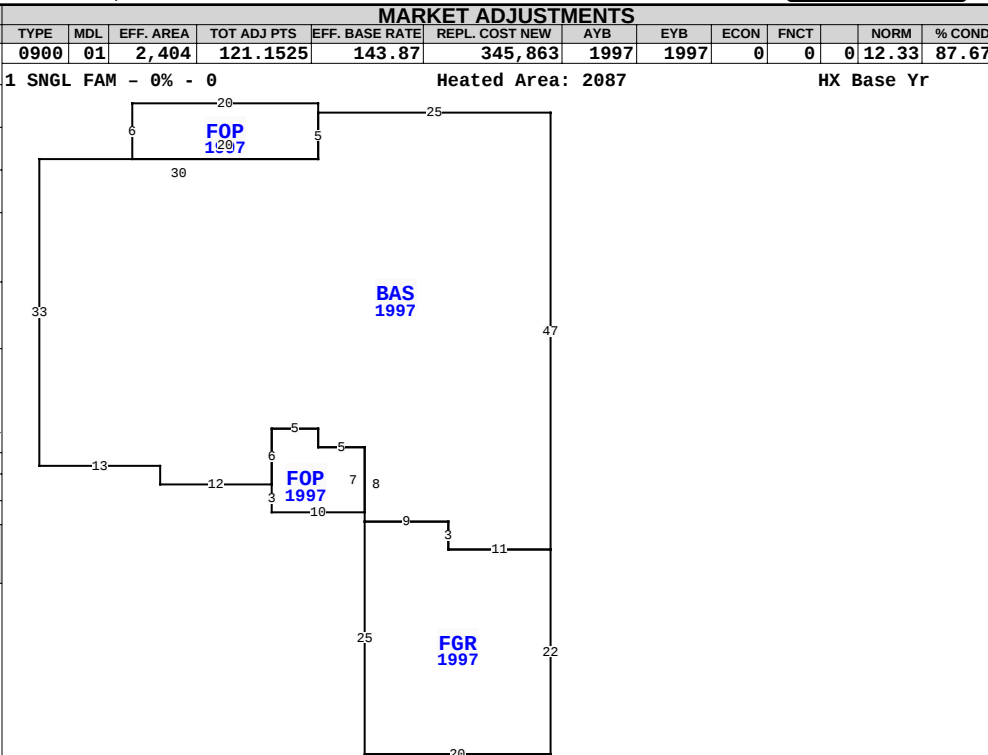
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	263,235
FGR	467	55	257	32,416
FOP	80	30	24	3,027
FOP	120	30	36	4,540

TOTALS	2,754	2,404	303,218
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,070.00	SF	4.00
3	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



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2819 TIDEWATER ST, FERNANDINA BEACH										BLD DATE						LGL DATE			
										XF DATE						LAND DATE			
										INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835										
1,070.00	SF	4.00	4.00	100	1997	1997	3	75	3,210										
24.00	SF	6.50	6.50	100	1997	1997	3	75	117										

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	303,218		
TOTAL MARKET OB/XF VALUE	6,162		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	489,380		
SOH/AGL Deduction	90,596		
ASSESSED VALUE	398,784		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	398,784		
TOTAL JUST VALUE	489,380		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	473,301		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704043	NEW CONSTR	104,450	06/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0822/1849	2/18/1998	WD	Q	I	
GRANTOR: BEAZER HOMES CORP					SALE PRICE
GRANTEE: POTKAY GARY P					141,900
0797/0015	6/18/1997	WD	U	V	09
GRANTOR: OCEAN REACH JOINT VEN					50,000
GRANTEE: PANITZ HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W25 FOP=[YR=1997] N1 W20 S6 E20 N5\$ S5 W30 S33 E13 S2 E12 FOP=[YR=1997] S3 E10 N7 W5 N2 W5 S6\$ N6 E5 S2 E5 S8 FGR=[YR=1997] S25 E20 N22 W11 N3 W9\$ E9 S3 E11 N47\$.									