

LOT 14
TIDEWATER @ OCEAN REACH #1
PB 6/46

KLAMMER SARAH WEITZ TRUST/WEITZ SARAH STEVENSON TR
2803 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0014-0000



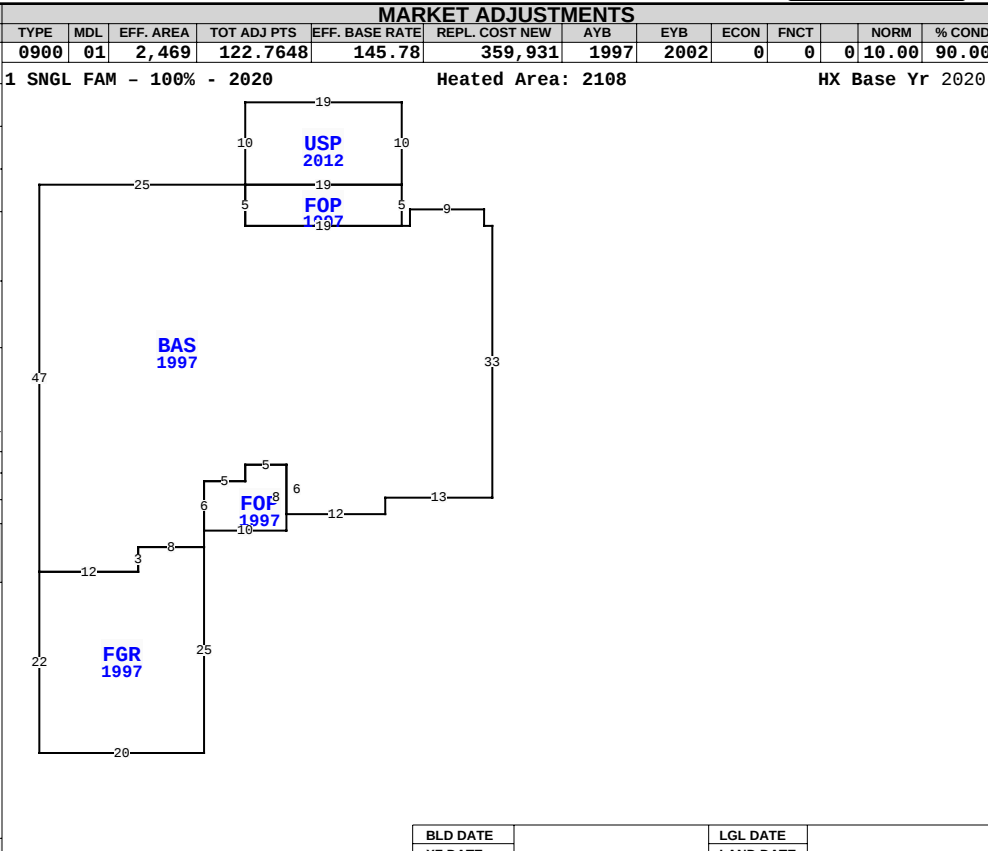
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	2,108	100	2,108	276,574
FGR	464	55	255	33,457
FOP	70	30	21	2,755
FOP	95	30	28	3,674
USP	190	30	57	7,478
TOTALS	2,927		2,469	323,938

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	934.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	9	27.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	410.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	872.00	SF	7.25	7.25	
6	0940	SHEDS/PORT	0	100	10	80.00	SF	30.00	30.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT



TOTAL OB/XF										
20,797										

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20,797										

NASSAU COUNTY PROPERTY										
PAGE 1 of 1										
VALUATION SUMMARY										
STANDARD										
VALUATION BY										
Tax Group: 8 Tax Dist:										
BUILDING MARKET VALUE 323,938										
TOTAL MARKET OB/XF VALUE 20,797										
TOTAL LAND VALUE - MARKET 180,000										
TOTAL MARKET VALUE 524,735										
SOH/AGL Deduction 181,221										
ASSESSED VALUE 343,514										
TOTAL EXEMPTION VALUE HX HB 50,000										
BASE TAXABLE VALUE 293,514										
TOTAL JUST VALUE 524,735										
NCON VALUE 0										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE 504,898										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017203	ADDITION	53,237	12/10/2021
B9906252	SWIM POOL	12,300	07/01/1999
B9703633	NEW CONSTR	105,350	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1264	7/22/2019	WD	Q	I	01	442,900
GRANTOR: CASTNER-TILTON LIVING						
GRANTEE: KLAMMER SARAH WEITZ						
1271/1596	11/05/2004	WD	U	I	01	100
GRANTOR: CASTNER J MICHAEL & E						
GRANTEE: CASTNER J MICHAEL &						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=1997] W1 N2 W9 S2 W1 FOP=[YR=1997] N5 USP=[YR=2012] N10 W19 S10 E19\$ W19 S5 E19\$ W19 N5 W25 S47 FGR=[YR=1997] S22 E20 N25 W8S3 W12\$ E12 N3 E8 N2 FOP=[YR=1997] E10 N8 W5 S2 W5 S6\$ N6 E5 N2 E5 S6 E12 N2 E13 N33\$.										