LOT 16
TIDEWATER @ OCEAN REACH #1
PB 6/46

KROELL DIANE E & HUGH SCOTT
1813 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

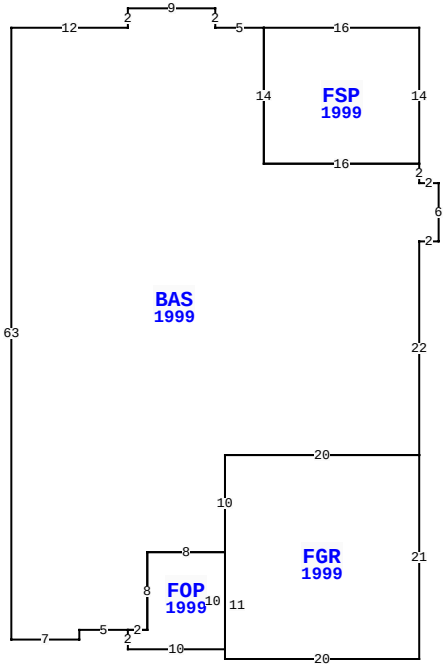
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,993	100	1,993	266,810
FGR	420	55	231	30,925
FOP	84	30	25	3,347
FSP	224	40	90	12,049
TOTALS	2,721		2,339	313,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,339	123.4065	146.55	342,780	1999	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2018 Heated Area: 1993 HX Base Yr 2018



1813 SEA OATS AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		313,130
TOTAL MARKET OB/XF VALUE		6,258
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		499,388
SOH/AGL Deduction		181,221
ASSESSED VALUE		318,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,167
TOTAL JUST VALUE		499,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805143	NEW CONSTR	99,700	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/510	6/14/2023	WD	Q	I	01	776,000
GRANTOR: DONEGAN JAMES & KATHE						
GRANTEE: KROELL DIANE E & HU						
2115/0747	4/21/2017	WD	Q	I	02	360,000
GRANTOR: WAAS WILLIAM T & MARY						
GRANTEE: DONEGAN JAMES & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] W16 BAS=[YR=1999] W5 N2 W9 S2 W12 S63 E7 N1 E5 FOP=[YR=1999] S2 E10 N10 W8 S8 W2 $ E2 N8 E8 FGR=[YR=1999] S11 E20 N21 W20 S10 $ N10 E20 N22 E2 N6 W2 N2 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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	619.00	SF	6.50	6.50	100	1999	1999	3	79	3,179	
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	1999	1999	3	79	139	

LAND DESCRIPTION

TOTAL OB/XF 6,258

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