

LOT 19
IN OR 1645/1250
TIDEWATER @ OCEAN REACH #1

VAN LANDUYT ALLAN G/VAN LANDUYT LISA M ET AL
1917 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0019-0000



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		3 100
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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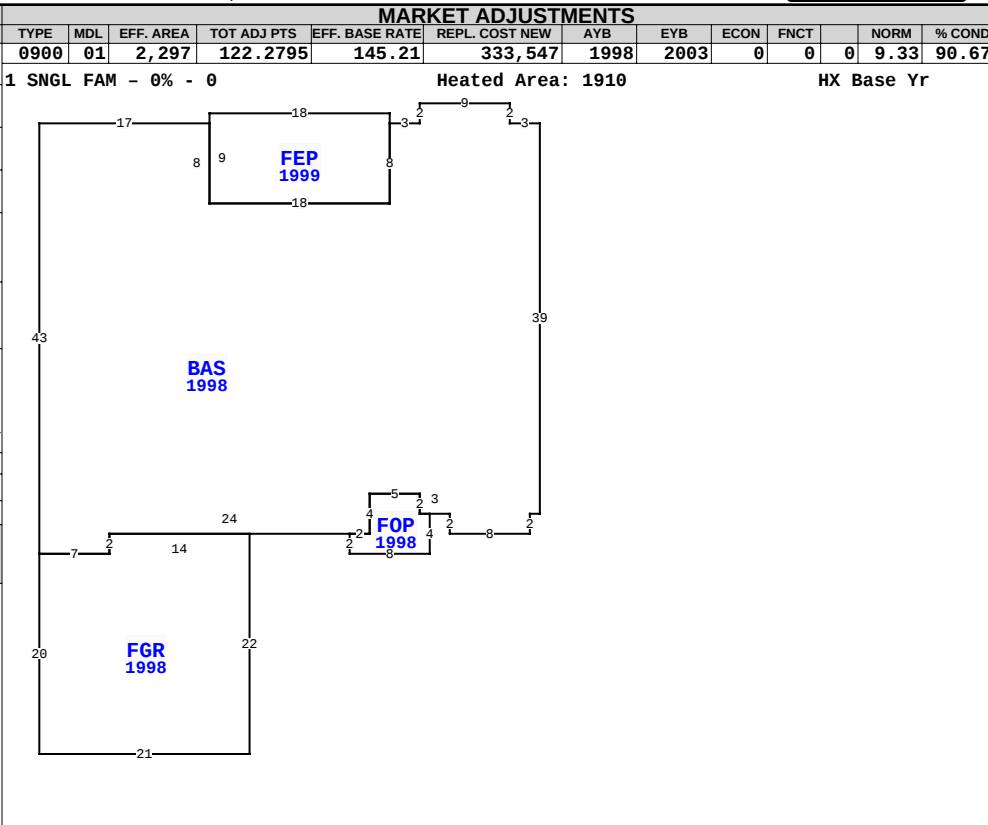
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1,910	251,474
FEP	162	80	130	17,116
FGR	448	55	246	32,389
FOP	38	30	11	1,448

TOTALS	2,558		2,297	302,427
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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	0810	CONCRETE A	0	0	0	0	1,016.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	13.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0	180.00	SF	7.00

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



TOTAL OB/XF									
9,050									

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9,050									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		302,427	
TOTAL MARKET OB/XF VALUE		9,050	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		491,477	
SOH/AGL Deduction		98,648	
ASSESSED VALUE		392,829	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		392,829	
TOTAL JUST VALUE		491,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805173	NEW CONSTR	95,800	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1645/1250	9/24/2009	QC	U	I	11
GRANTOR: VAN LANDUYT ALLAN G &					
GRANTEE: VAN LANDUYT ALLAN G					
1625/0097	6/12/2009	QC	U	I	11
GRANTOR: LUETT LARRY G & LINDA					
GRANTEE: VAN LANDUYT ALLAN G					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1998] W3 N2 W9 S2 W3 FEP=[YR=1999] N1 W18 S9 E18 N8 \$ S8 W18 N8 W17 S43 FGR=[YR=1998] S20 E21 N22 W14 S2 W7 \$ E7 N2 E24 FOP=[YR=1998] S2 E8 N4 W1 N2 W5 S4 W2 \$ E2 N4 E5 S2 E3 S2 E8 N2 E1 N39 \$.					