LOT 21
IN OR 1877/1917
TIDEWATER @ OCEAN REACH #1

PERKINS GREGORY G & MARY E
1939 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

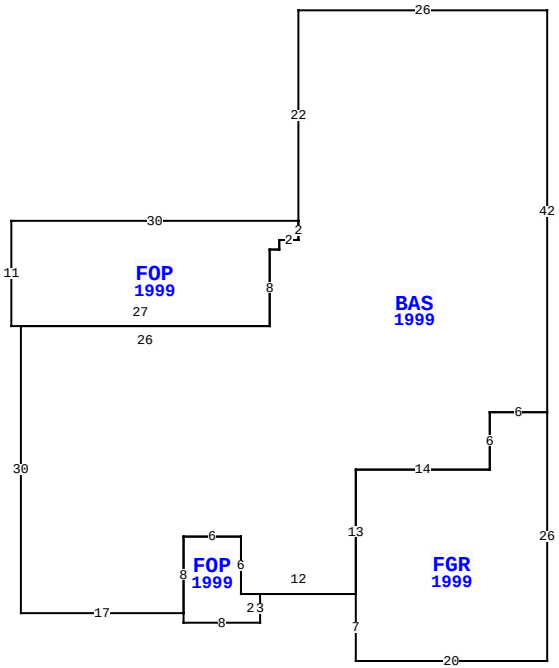
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,126	100	2,126	267,078
FGR	436	55	240	30,150
FOP	60	30	18	2,261
FOP	304	30	91	11,432
TOTALS	2,926		2,475	310,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,475	115.8096	137.52	340,362	1999	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2014 Heated Area: 2126 HX Base Yr 2014



1939 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		310,921
TOTAL MARKET OB/XF VALUE		27,119
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		518,040
SOH/AGL Deduction		215,501
ASSESSED VALUE		302,539
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,539
TOTAL JUST VALUE		518,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14635	ADDITION	8,100	02/01/2005
B0514305	SWIM POOL	25,600	01/01/2005
B9905892	NEW CONSTR	104,900	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/1917	9/06/2013	WD	Q	I	02	344,000
GRANTOR: DOYLE KENNETH N & MAR						
GRANTEE: PERKINS GREGORY G &						
1280/0926	12/13/2004	WD	Q	I		255,000
GRANTOR: CORPORATE RELOCATION						
GRANTEE: DOYLE KENNETH & MAR						

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	627.00	SF	6.50	6.50	100	1999	1999	3	79	3,220	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	79	370	
4	0861	POOL GUNIT	0	100	14	24	336.00	SF	85.00	85.00	100	2005	2005	3	44	12,566	
5	0910	SCRN RM L	0	100	0	0	787.00	SF	15.00	15.00	100	2005	2005	3	27	3,187	
6	0845	KOOL DECK	0	100	0	0	645.00	SF	7.25	7.25	100	2005	2005	3	87	4,068	
7	0940	SHEDS/PORT	0	100	13	6	78.00	SF	30.00	30.00	100	2005	2005	3	27	632	
8	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2005	2005	3	87	136	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W26 S22 FOP=[YR=1999] W30 S11 E27 N8 E1 N1 E2 N2 $ S2 W2 S1 W1 S8 W26 S30 E17 FOP=[YR=1999] S1 E8 N3 W2 N6 W6 S8 $ N8 E6 S6 E12 FGR=[YR=1999] S7 E20 N26 W6 S6 W14 S13 $ N13 E14 N6 E6 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 27,119

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