LOT 22 IN OR 902/1821
TIDEWATER @ OCEAN REACH #1
PB 6/46

ROCHELEAU MICHAEL B & ROBIN L
1945 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0022-0000

BUILDING CHARACTERISTICS

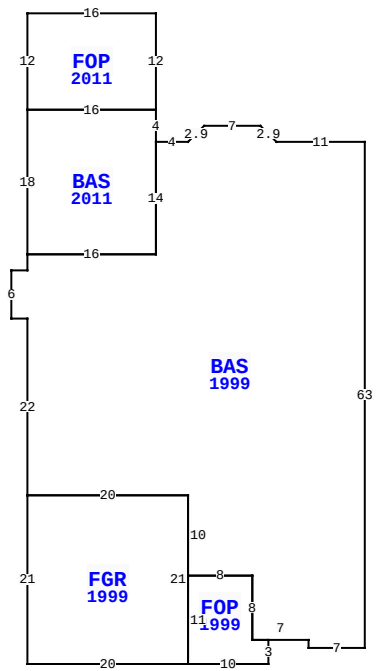
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	253,081
BAS	288	100	288	36,572
FGR	420	55	231	29,333
FOP	94	30	28	3,555
FOP	192	30	58	7,365
TOTALS	2,987		2,598	329,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,598	119.0112	141.33	367,175	1999	2001	0	0	0	10.15	89.85

1 SNGL FAM – 100% - 2000 Heated Area: 2281 HX Base Yr 2000



1945 SEA OATS AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		329,907
TOTAL MARKET OB/XF VALUE		68,975
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		578,882
SOH/AGL Deduction		276,503
ASSESSED VALUE		302,379
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,379
TOTAL JUST VALUE		578,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811494	SCRNENCL	19,120	11/16/2018
B1805435	SWIM POOL	0	05/30/2018
B24838	ADDITION	21,178	06/01/2011
B9906143	NEW CONSTR	109,326	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0902/1821	10/11/1999	WD	Q	I		160,000
GRANTOR: BEAZER HOMES CORP						
GRANTEE: ROCHELEAU MICHAEL B						
0874/0135	3/11/1999	WD	U	V	09	102,500
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BEAZER HOMES CORP D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W11 U2 L2 W7 D2 L2 W4 BAS=[YR=2011] N4 FOP=[YR=2011] N12 W16 S12 E16$ W16 S18 E16 N14$ S14 W16 S2 W2 S6 E2 S22 FGR=[YR=1999] S21 E20 FOP=[YR=1999] E10 N3 W2 N8 W8 S11 $ N21 W20 $ E20 S10 E8 S8 E7 S1 E7 N63 $.

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	645.00	SF	6.50	6.50	100	1999	1999	3	79	3,312	
3	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1999	1999	3	79	539	
4	0810	CONCRETE A	0	100	62	4	248.00	SF	6.50	6.50	100	2000	2000	3	80	1,290	
5	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	2000	2000	3	80	3,594	
6	0911	SCRN RM A	0	100	0	0	959.00	SF	17.50	17.50	100	2018	2018	3	86	14,433	
7	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2018	2018	3	90	36,414	
8	0855	CONC PAVER	0	100	0	0	483.00	SF	10.00	10.00	100	2018	2018	3	98	4,733	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 68,975

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 12/13/2018 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS