LOT 45
TIDEWATER @ OCEAN REACH #1
PB 6/46

FALTEMIER THOMAS & VALERIE L/E/
1955 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0045-0000

BUILDING CHARACTERISTICS

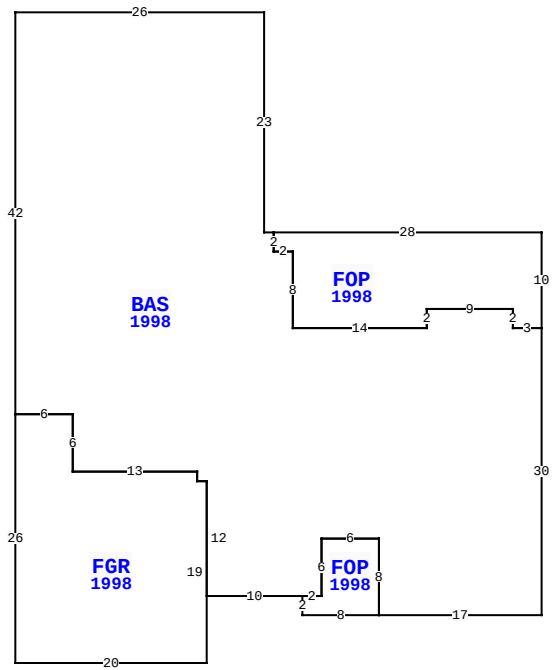
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,145	100	2,145	271,229
FGR	435	55	239	30,221
FOP	52	30	16	2,023
FOP	246	30	74	9,357
TOTALS	2,878		2,474	312,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,474	120.9984	143.69	355,489	1998	1998	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2004 Heated Area: 2145 HX Base Yr 2004



1955 WINDSWEPT OAK LN, 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		312,830
TOTAL MARKET OB/XF VALUE		17,432
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		510,262
SOH/AGL Deduction		238,128
ASSESSED VALUE		272,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,134
TOTAL JUST VALUE		510,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805481	SWIM POOL	12,000	10/01/1998
B9805482	XFOB	4,275	10/01/1998
B9805165	NEW CONSTR	105,800	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/1522	8/30/2022	QC	U	I	11	100
GRANTOR: FALTEMIER THOMAS D &						
GRANTEE: FALTEMIER EMILY A &						
1151/0999	7/08/2003	PR	Q	I		221,000
GRANTOR: DAVIS CLYDE P/R FOR R						
GRANTEE: FALTEMIER THOMAS D						

BUILDING NOTES

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	606.00	SF	6.50	6.50	100	1998	1998	3	77	3,033	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1998	1998	3	77	360	
4	0861	POOL GUNIT	0	100	0	0	258.00	SF	85.00	85.00	100	1998	1998	3	23	5,044	
5	0845	KOOL DECK	0	100	0	0	639.00	SF	7.25	7.25	100	1998	1998	3	77	3,567	
6	0910	SCRN RM L	0	100	29	29	841.00	SF	15.00	15.00	100	1998	1998	3	20	2,523	

BUILDING DIMENSIONS

FOP=[YR=1998] W28 BAS=[YR=1998] W1 N23 W26 S42 FGR=[YR=1998] S26 E20 N19 W1 N1 W13 N6 W6 $ E6 S6 E13 S1 E1 S12 E10 FOP=[YR=1998] S2 E8 N8 W6 S6 W2 $ E2 N6 E6 S8 E17 N30 W3 N2 W9 S2 W14 N8 W2 N2 $ S2 E2 S8 E14 N2 E9 S2 E3 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 17,432

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 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS