LOT 46 IN OR 2244/703
TIDEWATER @ OCEAN REACH #1
PB 6/46

DOWLING ROBERT J
1949 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0046-0000

BUILDING CHARACTERISTICS

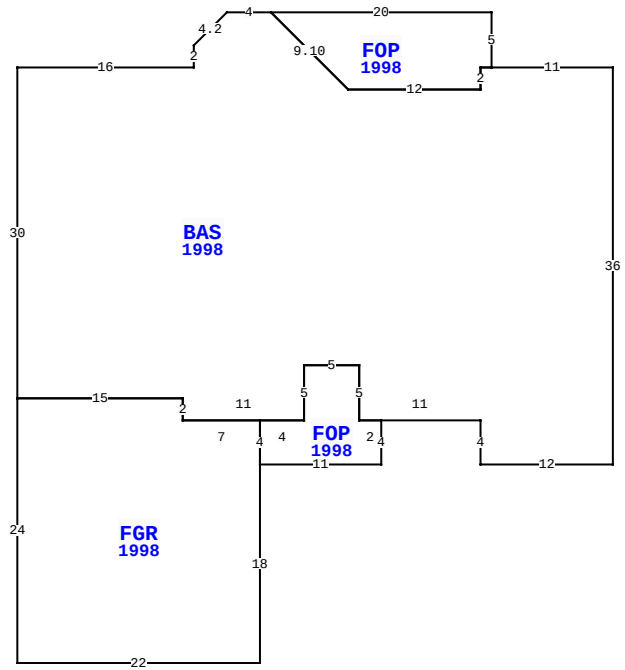
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,738	100	1,738	226,044
FGR	514	55	283	36,807
FOP	69	30	21	2,731
FOP	114	30	34	4,422
TOTALS	2,435		2,076	270,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	123.9700	147.21	305,608	1998	1998	0	0	0	11.65	88.35

1 SNGL FAM – 100% - 2019 Heated Area: 1738 HX Base Yr 2019



1949 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		270,005
TOTAL MARKET OB/XF VALUE		3,623
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		453,628
SOH/AGL Deduction		158,780
ASSESSED VALUE		294,848
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,848
TOTAL JUST VALUE		453,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805081	NEW CONSTR	87,494	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2244/0703	12/18/2018	WD	Q	I	01	371,000
GRANTOR: LEIPAU MATTHEW J & EL						
GRANTEE: DOWLING ROBERT J						
1150/0548	7/02/2003	WD	Q	I		202,000
GRANTOR: FALTEMIER THOMAS DANI						
GRANTEE: LEIPAU MATTHEW J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 FOP=[YR=1998] N5 W20 D7 R7 E12 N2 E1 $ W1 S2 W12 U7 L7 W4 D3 L3 S2 W16 S30 FGR=[YR=1998] S24 E22 N18 FOP=[YR=1998] E11 N4 W2 N5 W5 S5 W4 S4 $ N4 W7 N2 W15 $ E15 S2 E11N5 E5 S5 E11 S4 E12 N36 $.

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	0810	CONCRETE A	0	100	0	0	628.00	SF	6.50	6.50	100	1998	1998	3	77	3,143	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1998	1998	3	77	480	

LAND DESCRIPTION

TOTAL OB/XF 3,623

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