LOT 47
TIDEWATER @ OCEAN REACH #1
PB 6/46

TONNER BRIAN P & KAREN L
1937 WINDSWEPT OAK LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0047-0000

BUILDING CHARACTERISTICS

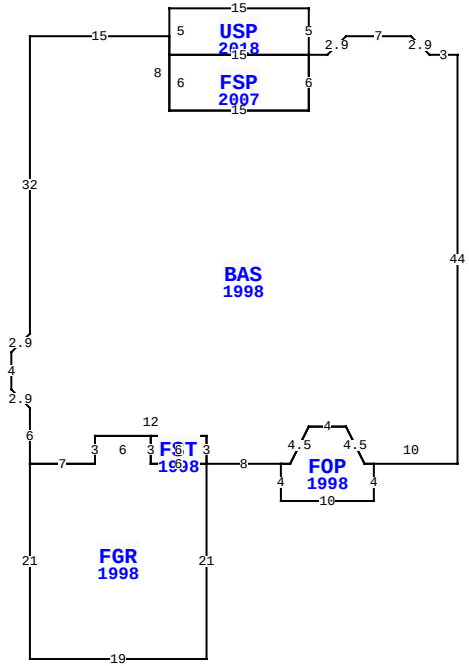
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	1,934	249,498
FGR	417	55	229	29,542
FOP	64	30	19	2,451
FSP	90	40	36	4,645
FST	18	55	10	1,290
USP	75	30	22	2,839
TOTALS	2,598		2,250	290,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,250	120.4763	143.07	321,908	1998	2002	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2018 Heated Area: 1934 HX Base Yr 2018



1937 WINDSWEPT OAK LN, FERNANDINA BEACH

BLD DATE	04/17/2008	DJJW	LGL DATE	
XF DATE	04/17/2008	DJJW	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		290,264
TOTAL MARKET OB/XF VALUE		9,258
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		479,522
SOH/AGL Deduction		167,132
ASSESSED VALUE		312,390
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,390
TOTAL JUST VALUE		479,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806585	SCRNENCL	1,912	06/26/2018
B9804770	NEW CONSTR	96,500	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0066	9/03/2021	QC	U	I	11	100
GRANTOR: TONNER BRIAN PAUL						
GRANTEE: TONNER BRIAN P & KA						
2163/0023	12/05/2017	FJ	U	I	11	100
GRANTOR: KURTZ MARY LOUISE EST						
GRANTEE: KURTZ RONALD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 U2 L2 W7 D2 L2 W2 USP=[YR=2018] N5 W15 S5 FSP=[YR=2007] S6 E15 N6W15$ E15$ S6 W15 N8 W15 S32 L2 D2 S4 D2 R2 S6 FGR=[YR=1998] S21 E19 N21FST=[YR=1998] N3 W6 S3 E6$ W6 N3 W6S3 W7$ E7 N3 E12 S3 E8 FOP=[YR=1998] S4 E10 N4 W1 U4 L2 W4 L2 D4 W1 $ E1 U4 R2 E4 R2 D4 E10 N44$.

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	1,163.00	SF	6.50	6.50	100	1998	1998	3	77	5,821	
2	0810	CONCRETE A	0	100	0	0	13.00	SF	6.50	6.50	100	1998	1998	3	77	65	
3	0845	KOOL DECK	0	100	0	0	171.00	SF	7.25	7.25	100	2001	2001	3	82	1,017	
4	0875	HOT TUB	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2001	2001	3	20	600	
5	0855	CONC PAVER	0	100	0	0	214.00	SF	10.00	10.00	100	2001	2001	3	82	1,755	

LAND DESCRIPTION

TOTAL OB/XF 9,258

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