LOT 48
IN OR 1576/36
TIDEWATER @ OCEAN REACH #1

RILEY ROBERT D & MARSHA N JOINT REVOC TRUST/RILEY
1921 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

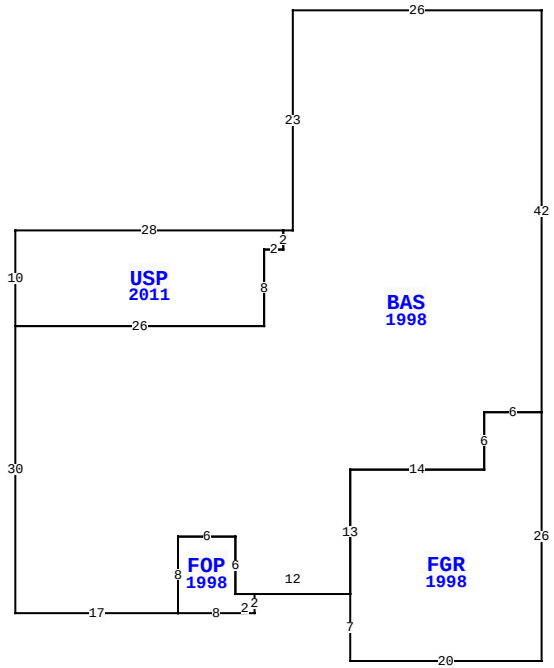
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,126	100	2,126	269,896
FGR	436	55	240	30,468
FOP	52	30	16	2,031
USP	264	30	79	10,029
TOTALS	2,878		2,461	312,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,461	120.9984	143.69	353,621	1998	1998	0	0	0	11.65	88.35

1 SNGL FAM – 100% - 2004 Heated Area: 2126 HX Base Yr 2004



1921 WINDSWEPT OAK LN, 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		312,424
TOTAL MARKET OB/XF VALUE		10,084
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		502,508
SOH/AGL Deduction		238,617
ASSESSED VALUE		263,891
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		163,891
TOTAL JUST VALUE		502,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805018	NEW CONSTR	104,900	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/0036	7/09/2008	QC	U	I	01	100
GRANTOR: RILEY ROBERT D & MARS						
GRANTEE: RILEY ROBERT D & MA						
1177/0450	10/02/2003	WD	Q	I		240,000
GRANTOR: FIFE FRANCIS Y JR & R						
GRANTEE: RILEY ROBERT & MARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 S23 W1 USP=[YR=2011] W28 S10 E26 N8 E2 N2 $ S2 W2 S8 W26 S30 E17 FOP=[YR=1998] E8 N2 W2 N6 W6 S8 $ N8 E6 S6 E12 FGR=[YR=1998] S7 E20 N26 W6 S6 W14 S13 $ N13 E14 N6 E6 N42 $.

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	625.00	SF	6.50	6.50	100	1998	1998	3	77	3,128	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1998	1998	3	77	330	
4	0810	CONCRETE A	0	100	23	11	253.00	SF	6.50	6.50	100	2005	2005	3	87	1,431	
5	0855	CONC PAVER	0	100	0	0	348.00	SF	7.00	7.00	100	2012	2012	3	94	2,290	

LAND DESCRIPTION

TOTAL OB/XF 10,084

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