LOT 50
TIDEWATER @ OCEAN REACH #1
PB 6/46

HILL JANET P
1901 WINDSWEPT OAK LN
FERNANDINA BEACH, FL 32034-8996

2023

00-00-30-085T-0050-0000

BUILDING CHARACTERISTICS

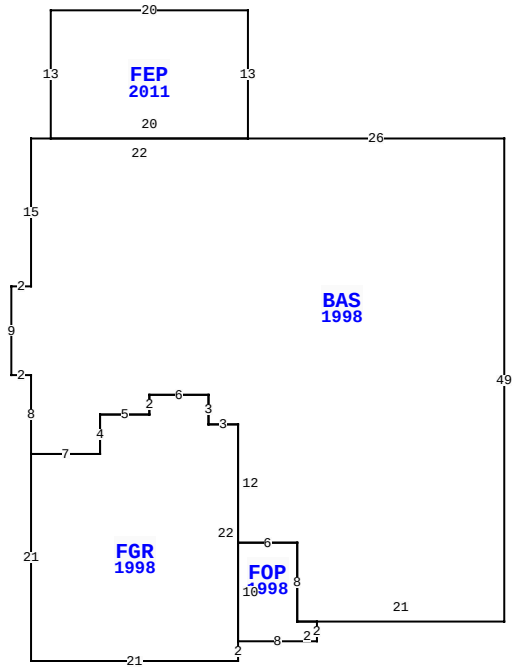
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,900	100	1,900	248,474
FEP	260	80	208	27,201
FGR	506	55	278	36,356
FOP	64	30	19	2,484
TOTALS	2,730		2,405	314,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,405	124.6462	148.02	355,988	1998	1998	0	0	0	11.65	88.35

1 SNGL FAM – 100% - 2022 Heated Area: 1900 HX Base Yr 2022



1901 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		314,515
TOTAL MARKET OB/XF VALUE		6,183
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		500,698
SOH/AGL Deduction		2,673
ASSESSED VALUE		498,025
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		443,025
TOTAL JUST VALUE		500,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805286	ADDITION	2,500	08/01/1998
B9704459	NEW CONSTR	93,650	11/01/1997
B970687	REPAIR/RRF	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2450/1517	4/02/2021	QC	U	I	11	100
GRANTOR: HILL JANET P						
GRANTEE: HILL JANET P						
1758/0578	9/28/2011	WD	Q	I	02	300,000
GRANTOR: SWAN ALAN G & NANCY						
GRANTEE: SNYDER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 FEP=[YR=2011] N13 W20 S13 E20 $ W22 S15 W2 S9 E2 S8 FGR=[YR=1998] S21 E21 N2 FOP=[YR=1998] E8 N2 W2 N8 W6 S10 $ N22 W3 N3 W6 S2 W5 S4 W7 $ E7 N4 E5 N2 E6 S3 E3 S12 E6 S8 E21 N49 $.

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	622.00	SF	6.50	6.50	100	1998	1998	3	77	3,113	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1998	1998	3	77	165	

LAND DESCRIPTION

TOTAL OB/XF 6,183

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