

LOT 51
TIDEWATER @ OCEAN REACH #1
PB 6/46

CURRENT LINDA & KELLY
1843 WINDSWEPT OAK LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0051-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 70	0900	01	2,317	130.1685	154.58	358,162	1998	2006	0	0	0	7.65	92.35	VALUATION BY													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2022													Heated Area: 1873													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2022													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 50																											
Interior Floor	14	CARPET 50																											
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																											
NEIGHBORHOOD/LOC	2031.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,873	100	1,873	267,379																									
FGR	461	55	254	36,259																									
FOP	32	30	10	1,428																									
FSP	342	40	137	19,557																									
UST	96	45	43	6,139																									
TOTALS	2,804		2,317	330,763																									
EXTRA FEATURES				1843 WINDSWEPT OAK LN, FERNANDINA BEACH																									
L N	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	987.00	SF	6.50	6.50	100	1998	1998	3	77	4,940													
3	0810	CONCRETE A	0	100	0	0	14.00	SF	6.50	6.50	100	1998	1998	3	77	70													
4	0810	CONCRETE A	0	100	13	9	117.00	SF	6.50	6.50	100	1999	1999	3	79	601													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	SFR	100	0003		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																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1614	10/12/2021	WD	Q	I	01	455,000

GRANTOR: LARSEN FRANCES A

GRANTEE: CURRENT LINDA & KEL

1416/0530	6/01/2006	WD	Q	I		365,000
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GRANTOR: HOLLINGER MARTIN & JU

GRANTEE: LARSEN FRANCES A

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2010] W4 BAS=[YR=1998] W2 U2 L2 W7 D2 L2 W2

FSP=[YR=1998] N11 W18 S19 E18 N8 \$ S8 W18 N8 W17 S38

FGR=[YR=1998] S25 E20 N22 W13 N3 W7 \$ E7 S3 E24 FOP=[YR=1998] S1 E8 N3 W2 N2 W5 S4 W1 \$ E1 N4 E5 S2 E2 D2 R2 E6 U2 R2 E1 N39 \$ S24 E4 N24\$.

Diagram showing building layout with dimensions and area calculations.

Labels: FSP 1998, BAS 1998, FGR 1998, FOP 1998.

Dimensions: 18, 11, 2.9, 7, 2.9, 4, 39, 4, 25, 13, 24, 3, 7, 25, 20, 22, 18, 8, 17, 38.