

LOT 53
TIDEWATER @ OCEAN REACH #1
PB 6/46

GUNN ARTHUR CARL
1804 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0053-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 70		
Exterior Wall	16	WD FR STUC 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	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	1,873	100	1,873	246,602
FGR	485	55	267	35,154
FOP	72	30	22	2,897
TOTALS	2,430		2,162	284,653

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,162	122.2795	145.21	313,944	1998	2003	0	0
1 SNGL FAM - 100% - 2003									
Heated Area: 1873									
HX Base Yr 2003									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			284,653
TOTAL MARKET OB/XF VALUE			10,267
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			474,920
SOH/AGL Deduction			242,439
ASSESSED VALUE			232,481
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			177,481
TOTAL JUST VALUE			474,920
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,292
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2589/1338	9/07/2022	FJ U I	11
GRANTOR: MESSLER PAMELA EST			
GRANTEE: GUNN ARTHUR CARL			
1528/0545	1/02/2007	QC U I	01
GRANTOR: MESSLER TERRY			
GRANTEE: MESSLER PAMELA			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1998] W2 N15 W48 S48 E19 FOP=[YR=1998] S3 E8			
FGR=[YR=1998] S1 E21 N20 W7 N4 W5 N2 W6 S3 W3 S22 \$ N11 W6 S8			
W2 \$ E2 N8 E6 N11 E3 N3 E6 S2 E5 S4 E7 N8 E2 N9 \$.			

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83
2	0810	CONCRETE A	0 100	0	0	685.00	SF	6.50	6.50	100	1998	1998	3	77
3	0810	CONCRETE A	0 100	0	0	123.00	SF	6.50	6.50	100	1998	1998	3	77
4	0855	CONC PAVER	0 100	0	0	420.00	SF	10.00	10.00	100	1999	1999	3	79

LAND DESCRIPTION														
TOTAL OB/XF														
10,267														
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00