

LOT 55
TIDEWATER @ OCEAN REACH #1
PB 6/46

HASTINGS ELIZABETH L TRUST/HASTINGS ELIZABETH L TR
1820 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0055-0000



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	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	02
---------	--	----------	----

NEIGHBORHOOD/LOC	2031.00
------------------	---------

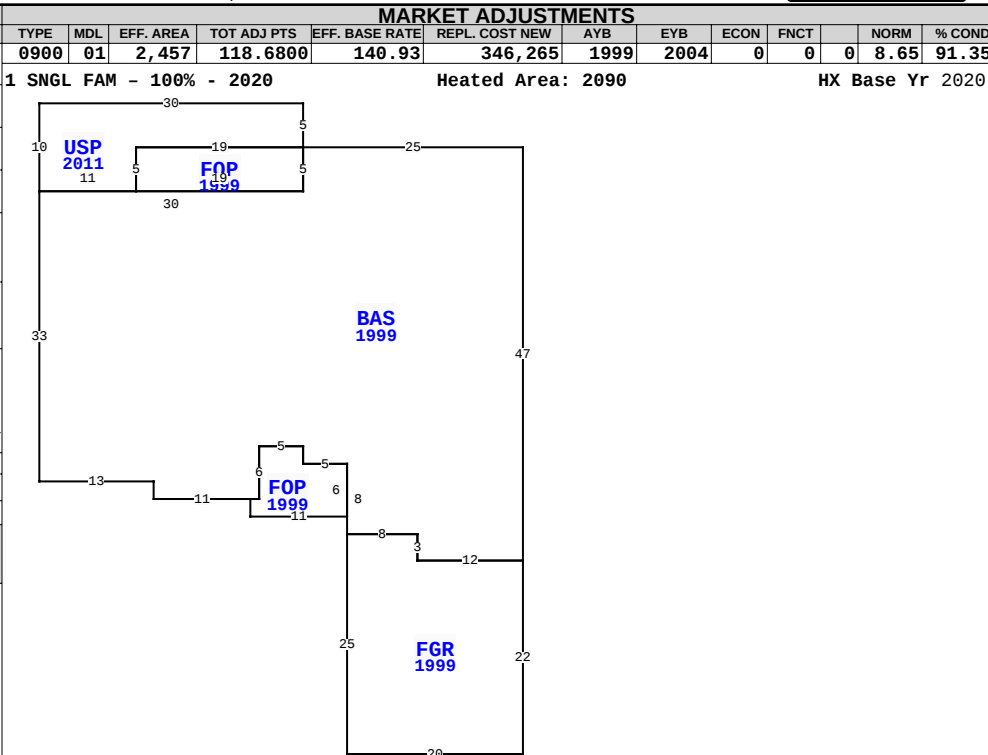
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2,090	269,066
FGR	464	55	255	32,828
FOP	72	30	22	2,832
FOP	95	30	28	3,605
USP	205	30	62	7,982

TOTALS	2,926		2,457	316,313
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	606.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE	08/02/2022	BY	KBA
-------------	------------	----	-----



1820 SEA OATS AVE, FERNANDINA BEACH

1820 SEA OATS AVE, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940		
606.00	SF	6.50	6.50	100	1999	1999	3	79	3,112		
123.00	SF	6.50	6.50	100	1999	1999	3	79	632		

TOTAL OB/XF												6,684
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	:	

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	316,313		
TOTAL MARKET OB/XF VALUE	6,684		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	502,997		
SOH/AGL Deduction	178,499		
ASSESSED VALUE	324,498		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	274,498		
TOTAL JUST VALUE	502,997		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	485,439		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805345	NEW CONSTR	104,450	09/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2375/0551	7/09/2020	WD	U	I	11
GRANTOR: HASTINGS ELIZABETH L					
GRANTEE: HASTINGS ELIZABETH					
2258/0362	2/22/2019	SW	Q	I	02
GRANTOR: TRUMAN 2016 SC6 TITLE					
GRANTEE: HASTINGS ELIZABETH					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1999] W25 USP=[YR=2011] N5 W30 S10 E11FOP=[YR=1999] E19 N5 W19 S5 \$ N5 E19 \$ S5 W30 S33 E13 S2 E11 FOP=[YR=1999] S2 E11 N6 W5 N2 W5 S6 W1 \$ E1 N6 E5 S2 E5 S8 FGR=[YR=1999] S25 E20 N22 W12 N3 W8 \$ E8 S3 E12 N47 \$.											