LOT 59
IN OR 1638/860
TIDEWATER @ OCEAN REACH #1

BAKER LINDA B & JERRY R
1938 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 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

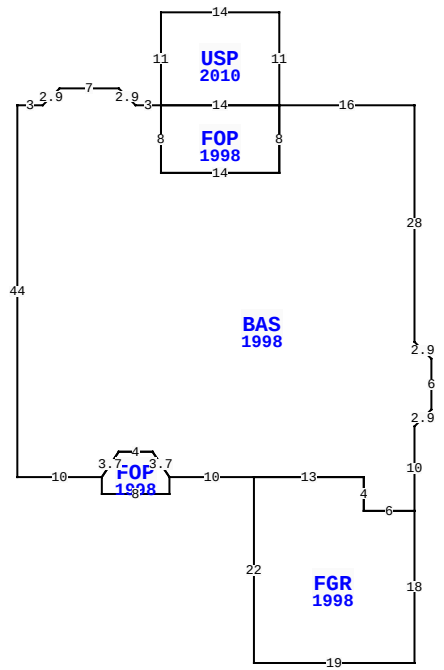
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1,996	249,427
FGR	394	55	217	27,117
FOP	34	30	10	1,249
FOP	112	30	34	4,249
USP	154	30	46	5,749
TOTALS	2,690		2,303	287,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	119.3493	141.73	326,404	1998	1998	0	0	0	11.83	88.17

1 SNGL FAM – 100% - 2010 Heated Area: 1996 HX Base Yr 2010



1938 SEA OATS AVE, 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		287,790
TOTAL MARKET OB/XF VALUE		3,659
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		471,449
SOH/AGL Deduction		224,425
ASSESSED VALUE		247,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,024
TOTAL JUST VALUE		471,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213042	ROOF	8,000	08/01/2012
B23474	ADDITION	2,811	04/01/2010
B9805017	NEW CONSTR	96,500	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1638/0860	9/08/2009	WD	Q	I	01	285,000
GRANTOR: AGONIS GLENNA FISHER						
GRANTEE: BAKER LINDA B & JER						
0849/1640	9/23/1998	WD	Q	I		150,300
GRANTOR: PANITZ HOMES						
GRANTEE: FISHER GLENNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W16 USP=[YR=2010] N11 W14 S11 E14 $ FOP=[YR=1998] W14 S8 E14 N8 $ S8 W14 N8 W3 U2 L2 W7 D2 L2 W3 S44 E10 FOP=[YR=1998] S2 E8 N2 U3 L2 W4 D3 L2 $ U3 R2 E4 D3 R2 E10 FGR=[YR=1998] S22 E19 N18 W6 N4 W13 $ E13 S4 E6 N10 U2 R2 N6 U2 L2 N28 $.

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	0810	CONCRETE A	0	100	0	0	623.00	SF	6.50	6.50	100	1998	1998	3	77	3,118	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	1998	1998	3	77	541	

LAND DESCRIPTION

TOTAL OB/XF 3,659

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	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