

LOT 2
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

VOGEL RICHARD W & HEIDRUN S
2880 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0002-0000



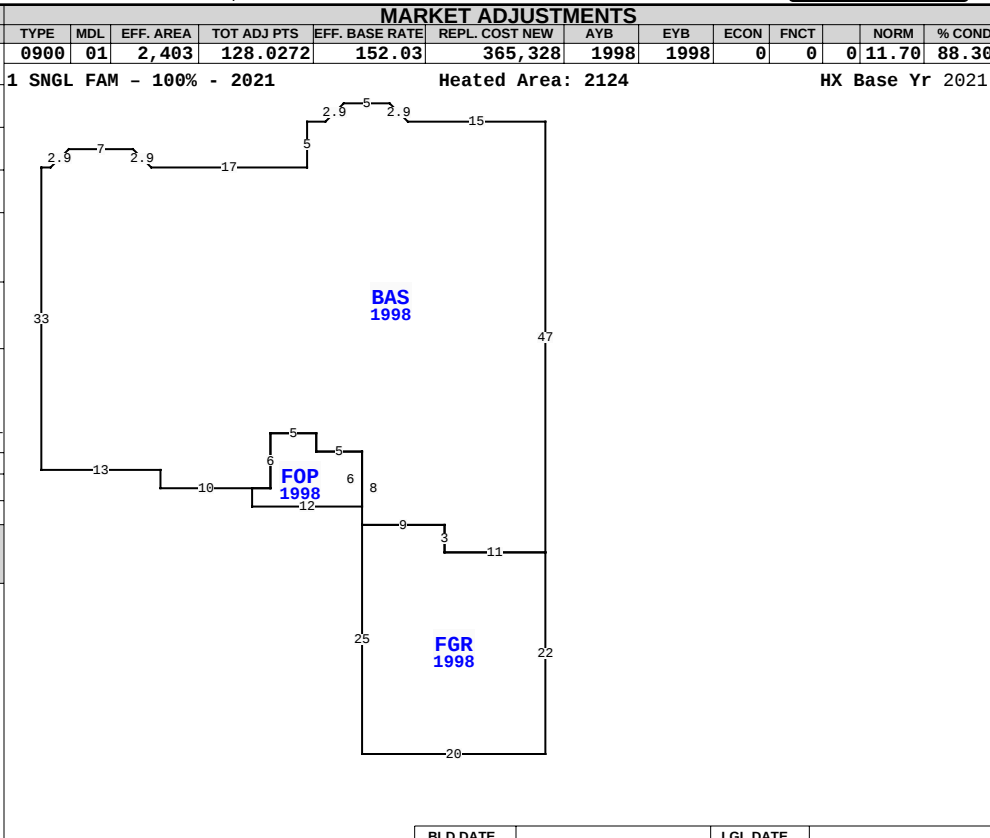
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,124	100	2,124	285,131
FGR	467	55	257	34,501
FOP	74	30	22	2,954
TOTALS	2,665		2,403	322,585

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	658.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	
5	0755	FSP	0	100	11	20	220.00	SF	20.00	20.00	
6	0754	FOP	0	100	8	7	56.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT	



TOTAL OB/XF											
7,912											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		322,585	
TOTAL MARKET OB/XF VALUE		7,912	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		528,497	
SOH/AGL Deduction		175,520	
ASSESSED VALUE		352,977	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		302,977	
TOTAL JUST VALUE		528,497	
NCON VALUE		880	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805321	NEW CONSTR	106,050	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2351/1457	3/25/2020	WD Q	I	I	02	385,000
GRANTOR: COLLINS CHRISTOPHER &						
GRANTEE: VOGEL RICHARD W & H						
1760/0946	10/14/2011	WD Q	I	I	02	277,000
GRANTOR: DUPERROUZEL PETER E &						
GRANTEE: COLLINS CHRISTOPHER						

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

BUILDING DIMENSIONS											
BAS=[YR=1998] W15 U2 L2 W5 D2 L2 W2 S5 W17 U2 L2 W7 D2 L2 W1 S33 E13 S2 E10 FOP=[YR=1998] S2 E12 N6 W5 N2 W5S6 W2\$ E2 N6 E5 S2 E5 S8 FGR=[YR=1998] S25 E20 N22 W11 N3 W9\$ E9 S3 E11 N47 \$.											