

LOT 4
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

MARANTO HELYN D
2896 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0004-0000



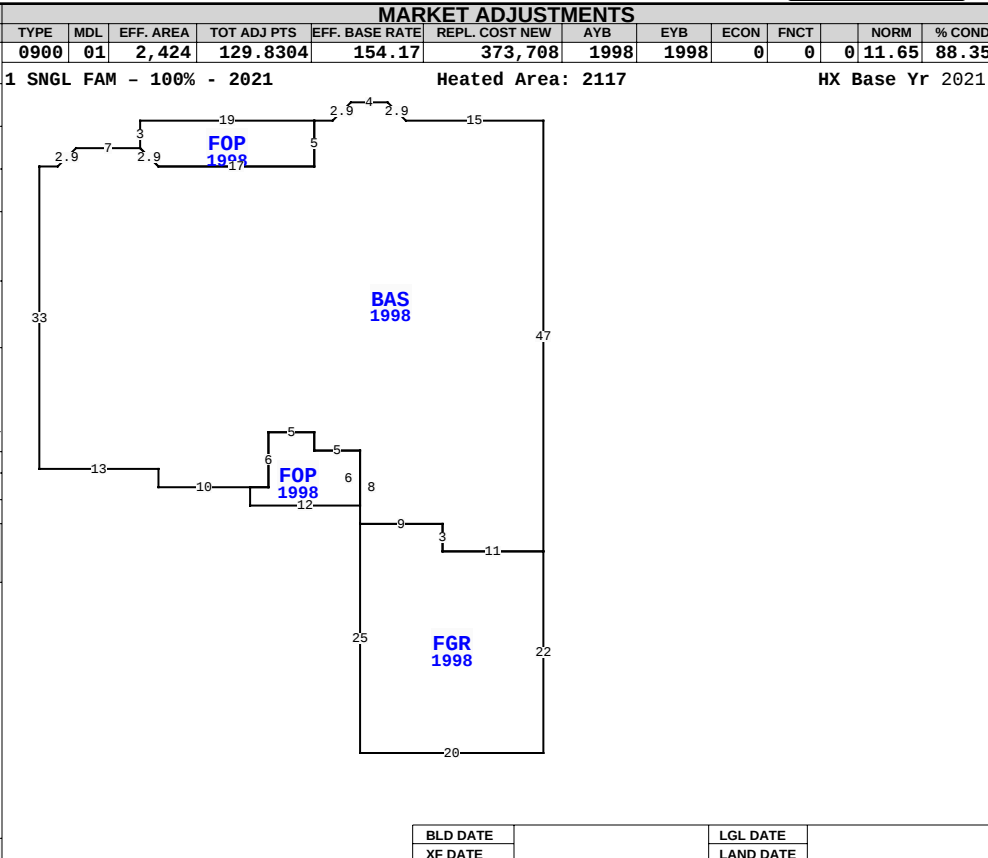
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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	2,117	100	2,117	288,355
FGR	467	55	257	35,006
FOP	74	30	22	2,997
FOP	93	30	28	3,814
TOTALS	2,751		2,424	330,171

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998
2	0810	CONCRETE A	0 100	0	0	1.011.00	SF	6.50	6.50	100	1998	1998
3	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	1998	1998

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
1	000133	C	SFR LAKE	100	0003		0.00	0.00	1.00	LT		1.00



2896 TIDEWATER ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF												
8,100												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		330,171	
TOTAL MARKET OB/XF VALUE		8,100	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		536,271	
SOH/AGL Deduction		132,723	
ASSESSED VALUE		403,548	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		353,548	
TOTAL JUST VALUE		536,271	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		499,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805300	NEW CONSTR	105,950	08/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2366/1682	6/02/2020	WD	Q	I	01
GRANTOR: CREWS WILLIAM O & JAN					
GRANTEE: MARANTO HELYN D					
0959/1560	11/28/2000	WD	Q	I	
GRANTOR: RYAN JOHN MICHAEL & R					
GRANTEE: CREWS WILLIAM O & J					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1998] W15 U2 L2 W4 D2 L2 W2 FOP=[YR=1998] W19 S3 R2 D2 E17 N5\$ S5 W17 U2 L2 W7 D2 L2 W2 S33 E13 S2 E10 FOP=[YR=1998] S2 E12 N6 W5 N2 W5S6 W2\$ E2 N6 E5 S2 E5 S8FGR=[YR=1998] S25 E20 N22 W11 N3 W9\$ E9 S3 E11 N47 \$.												