LOT 5
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

WESSEL THEODORE & ROSALIE L/E/
2900 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0005-0000

BUILDING CHARACTERISTICS

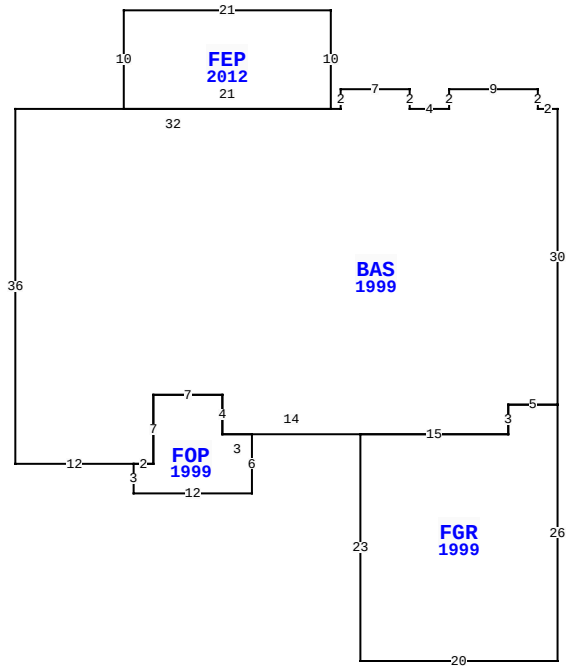
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,846	100	1,846	244,871
FEP	210	80	168	22,285
FGR	475	55	261	34,622
FOP	94	30	28	3,714
TOTALS	2,625		2,303	305,492

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	122.2795	145.21	334,419	1999	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2002 Heated Area: 1846 HX Base Yr 2002



2900 TIDEWATER ST, 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		305,492
TOTAL MARKET OB/XF VALUE		3,702
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		507,194
SOH/AGL Deduction		267,446
ASSESSED VALUE		239,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,748
TOTAL JUST VALUE		507,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805346	NEW CONSTR	92,350	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0768	3/05/2021	QC	U	I	11	100
GRANTOR: WESSEL THEODORE & ROS						
GRANTEE: WESSEL GREGORY & BE						
2398/1131	9/22/2020	QC	U	I	11	100
GRANTOR: WESSEL THEODORE & ROS						
GRANTEE: WESSEL THEODORE & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 N2 W9 S2 W4 N2 W7 S2 W1 FEP=[YR=2012] N10 W21 S10 E21 $ W32 S36 E12 FOP=[YR=1999] S3 E12 N6 W3 N4 W7 S7 W2 $ E2 N7 E7 S4 E14 FGR=[YR=1999] S23 E20 N26 W5 S3 W15 $ E15 N3 E5 N30 $.

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	616.00	SF	6.50	6.50	100	1999	1999	3	79	3,163	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1999	1999	3	79	539	

LAND DESCRIPTION

TOTAL OB/XF 3,702

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS