

LOT 6
IN OR 2011/308
TIDEWATER @ OCEAN REACH #2

BARNHARDT BRIAN D & SUSAN M
2914 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0006-0000



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

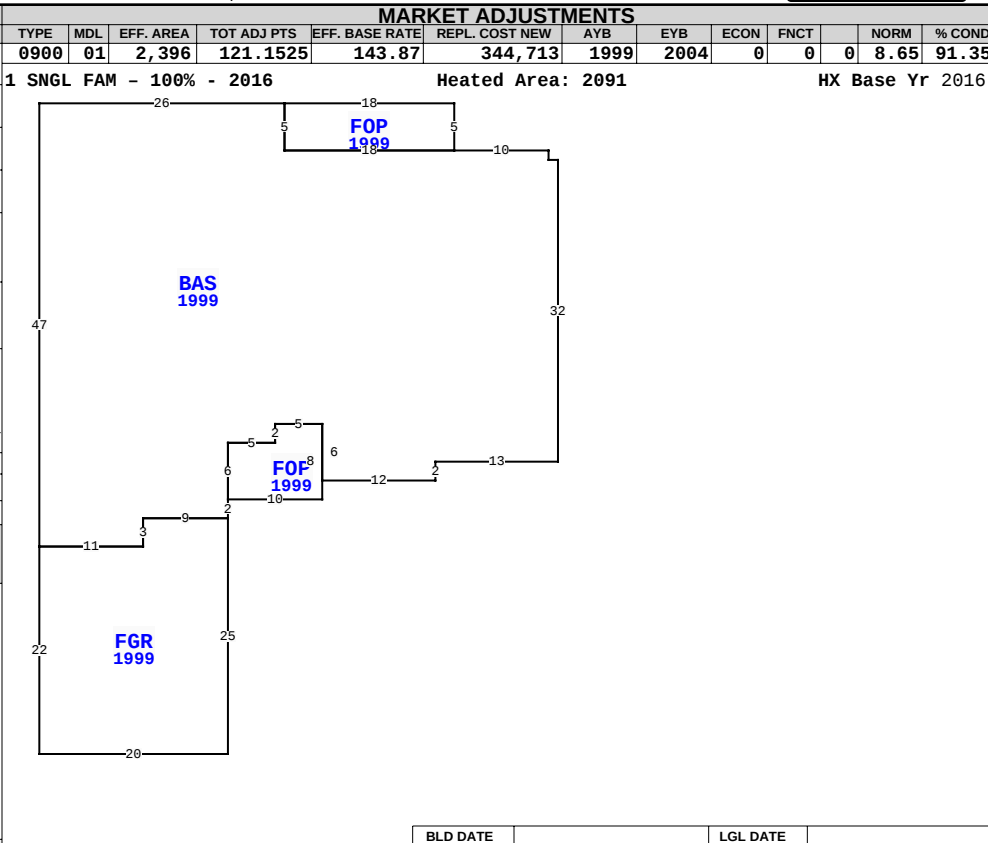
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	274,810
FGR	467	55	257	33,777
FOP	70	30	21	2,760
FOP	90	30	27	3,548
TOTALS	2,718		2,396	314,895

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0 100	0	0	612.00	SF	6.50	6.50	100	1999	1999	3	79	3,143	
3	0810	CONCRETE A	0 100	39	3	117.00	SF	6.50	6.50	100	1999	1999	3	79	601	

LAND DESCRIPTION	
L N	USE CODE
1	000133



TOTAL OB/XF	
6,684	

TOTAL OB/XF	
6,684	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	314,895
TOTAL MARKET OB/XF VALUE	6,684
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	501,579
SOH/AGL Deduction	203,458
ASSESSED VALUE	298,121
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	248,121
TOTAL JUST VALUE	501,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805347	NEW CONSTR	104,450	09/01/1998

SALES DATA	
OFF RECORD Number	DATE
2011/0308	10/21/2015
GRANTOR: BARNHARDT SUSAN	
GRANTEE: BARNHARDT BRIAN D &	
1995/1683	8/05/2015
GRANTOR: EICHELE PETER R & CHR	
GRANTEE: BARNHARDT SUSAN	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W1 N1 W10 FOP=[YR=1999] N5 W18 S5 E18 \$ W18 N5 W26 S47 FGR=[YR=1999] S22 E20 N25 W9 S3 W11 \$ E11 N3 E9 N2 FOP=[YR=1999] E10 N8 W5 S2 W5 S6 \$ N6 E5 N2 E5 S6 E12 N2 E13 N32 \$.	