LOT 10
IN OR 1790/1081
TIDEWATER @ OCEAN REACH #2

CACCIATORE KYLE P & CHELSI T
2942 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

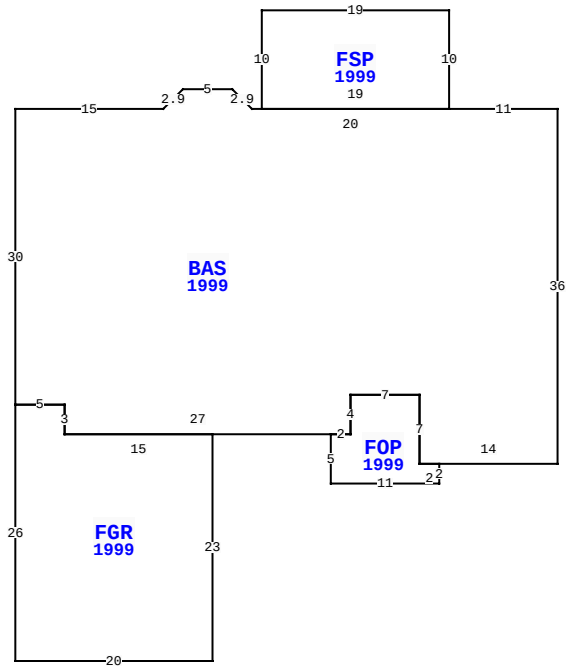
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,828	100	1,828	256,484
FGR	475	55	261	36,621
FOP	77	30	23	3,227
FSP	190	40	76	10,663
TOTALS	2,570		2,188	306,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,188	130.0558	154.44	337,915	1999	2003	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2013 Heated Area: 1828 HX Base Yr 2013



2942 TIDEWATER ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		306,996
TOTAL MARKET OB/XF VALUE		8,759
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		513,755
SOH/AGL Deduction		244,263
ASSESSED VALUE		269,492
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,492
TOTAL JUST VALUE		513,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805390	NEW CONSTR	91,450	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1790/1081	4/26/2012	WD	Q	I	02	275,000
GRANTOR: DEFILIPPO CHARLES P &						
GRANTEE: CACCIATORE KYLE P &						
1486/1963	3/21/2007	WD	Q	I		430,000
GRANTOR: MEYER PAMELA S						
GRANTEE: DEFILIPPO CHARLES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W11 FSP=[YR=1999] N10 W19 S10 E19 $ W20 U2 L2 W5 L2 D2 W15 S30 FGR=[YR=1999] S26 E20 N23 W15 N3 W5 $ E5 S3 E27 FOP=[YR=1999] S5 E11 N2 W2 N7 W7 S4 W2 $ E2 N4 E7 S7 E14 N36 $.

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	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	723.00	SF	6.50	6.50	100	1999	1999	3	79	3,713	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1999	1999	3	79	493	
4	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00	10.00	100	2005	2005	3	87	1,392	
5	0810	CONCRETE A	0	100	43	1	43.00	SF	6.50	6.50	100	1999	1999	3	79	221	

LAND DESCRIPTION

TOTAL OB/XF 8,759

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