LOT 13
IN OR 2244/540
TIDEWATER @ OCEAN REACH #2

WEBB SETH M & AMANDA L
2962 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0013-0000

BUILDING CHARACTERISTICS

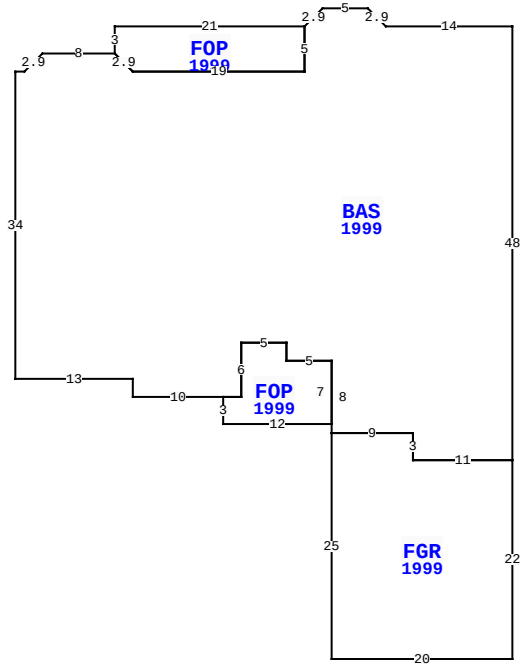
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,166	100	2,166	272,102
FGR	467	55	257	32,286
FOP	86	30	26	3,267
FOP	103	30	31	3,894
TOTALS	2,822		2,480	311,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,480	115.8096	137.52	341,050	1999	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2019 Heated Area: 2166 HX Base Yr 2019



2962 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		311,549
TOTAL MARKET OB/XF VALUE		11,476
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		503,025
SOH/AGL Deduction		181,112
ASSESSED VALUE		321,913
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,913
TOTAL JUST VALUE		503,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25310	R/R	9,645	11/01/2011
B9905743	NEW CONSTR	106,300	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/0540	12/03/2018	WD	Q	I	01	378,000
GRANTOR: ELDRIDGE SANDRA ET AL						
GRANTEE: WEBB SETH M & AMAND						
2242/0841	11/20/2018	FJ	U	I	11	0
GRANTOR: CULLEN GLORIA M EST						
GRANTEE: ELDRIDGE SANDRA ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 U2 L2 W5 D2 L2 FOP=[YR=1999] W21 S3
R2 D2 E19 N5 $S5 W19 U2 L2 W8 D2 L2 W1 S34 E13 S2 E10
FOP=[YR=1999] S3 E12 N7 W5 N2 W5 S6 W2 $ E2 N6 E5 S2 E5 S8
FGR=[YR=1999] S25 E20 N22 W11N3 W9 $ E9 S3 E11 N48 $.

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	861.00	SF	6.50	6.50	100	1999	1999	3	79	4,421	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1999	1999	3	79	123	
4	0845	KOOL DECK	0	100	0	0	344.00	SF	7.25	7.25	100	2000	2000	3	80	1,995	
5	0811	CONCRETE B	0	100	0	0	480.00	SF	5.20	5.20	100	2000	2000	3	80	1,997	

LAND DESCRIPTION

TOTAL OB/XF 11,476

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS