

LOT 14
IN OR 862/85
TIDEWATER @ OCEAN REACH #2

ELDRIDGE HAROLD A & SANDRA C
2959 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	1,883	253,617
FGR	572	55	315	42,427
FOP	90	30	27	3,637
FOP	222	30	67	9,024
UOP	100	20	20	2,694

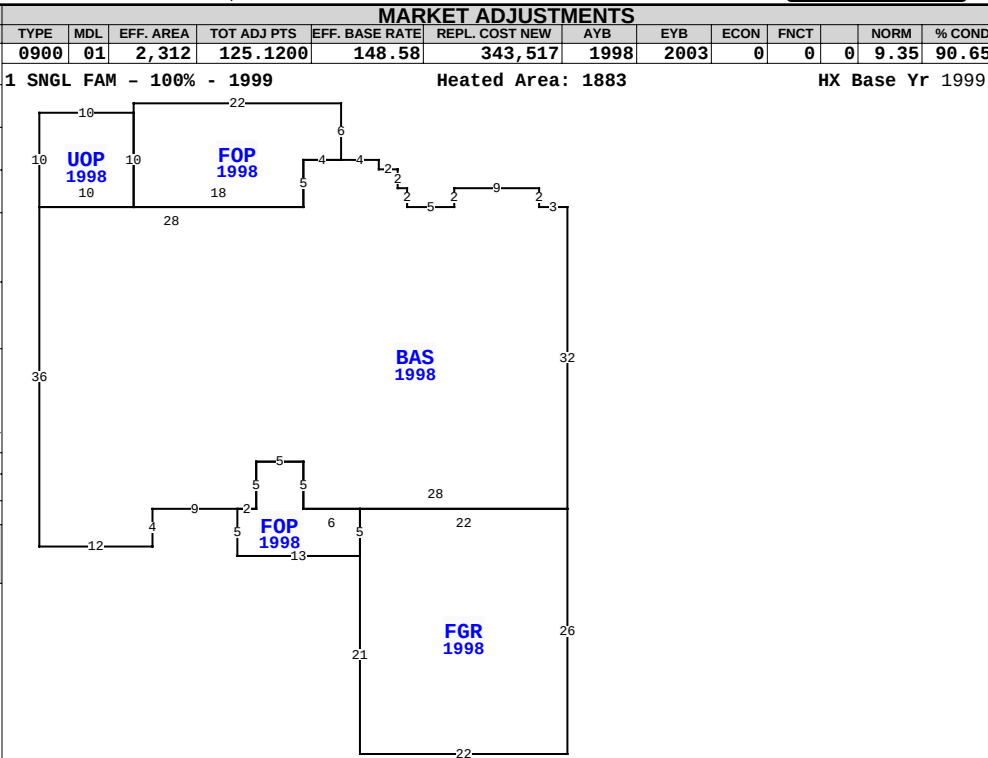
TOTALS	2,867		2,312	311,398
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	855.00	SF	6.50	6.50	100	1998	1998	3	77	4,279	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1998	1998	3	77	45	
4	0861	POOL GUNIT	0	100	0	0	333.00	SF	85.00	85.00	100	1998	1998	3	23	6,510	
5	0845	KOOL DECK	0	100	0	0	418.00	SF	7.25	7.25	100	1998	1998	3	77	2,333	
6	0910	SCRN RM L	0	100	0	0	771.00	SF	15.00	15.00	100	1998	1998	3	20	2,313	
7	0911	SCRN RM A	0	100	22	6	132.00	SF	17.50	17.50	100	2007	2007	3	35	809	
8	0812	CONCRETE C	0	100	0	0	1,285.00	SF	4.00	4.00	100	2000	2000	3	80	4,112	
9	0835	QUARY TILE	0	100	6	22	132.00	SF	10.00	10.00	100	2000	2000	3	80	1,056	

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	% 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							



BLD DATE
XF DATE
INC DATE

2959 TIDEWATER ST, FERNANDINA BEACH

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF																	24,362

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		416,731	
TOTAL MARKET OB/XF VALUE		24,362	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		621,093	
SOH/AGL Deduction		303,628	
ASSESSED VALUE		317,465	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		267,465	
TOTAL JUST VALUE		621,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		595,328	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11425	MECH OTHER	0	04/01/2006
P10831	OTHER	0	03/01/2006
R08982	REPAIR/RRF	900	02/01/2006
B17249	ADDITION	39,666	02/01/2006
B9805600	SWIM POOL	12,000	12/01/1998
B9805601	XFOB	8,208	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0862/0085	1/08/1999	WD U	I	21	
GRANTOR: BEAZER HOMES CORP					
GRANTEE: ELDRIDGE HAROLD & S					
0839/0206	6/24/1998	WD U	V	09	
GRANTOR: OCEAN REACH JOINT VEN					
GRANTEE: BEAZER HOMES CORP					

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=1998] W3 N2 W9 S2 W5 N2 W1 N2 W2 N1 W4 FOP=[YR=1998] N6 W22 S1 UOP=[YR=1998] W10 S10 E10 N10 S \$ S10 E18 N5 E4 \$ W4 S5 W28 S36 E12 N4 E9 FOP=[YR=1998] S5 E13 FGR=[YR=1998] S21 E22 N26 W22 S5 \$ N5 W6 N5 W5 S5 W2 \$ E2 N5 E5 S5 E28 N32 \$.									

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