

LOT 18
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

CARTER BARBARA F
2927 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0018-0000



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	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	1,946	100	1,946	258,136
FGR	435	55	239	31,703
FOP	52	30	16	2,122
PTO	110	5	6	796
USP	150	30	45	5,969

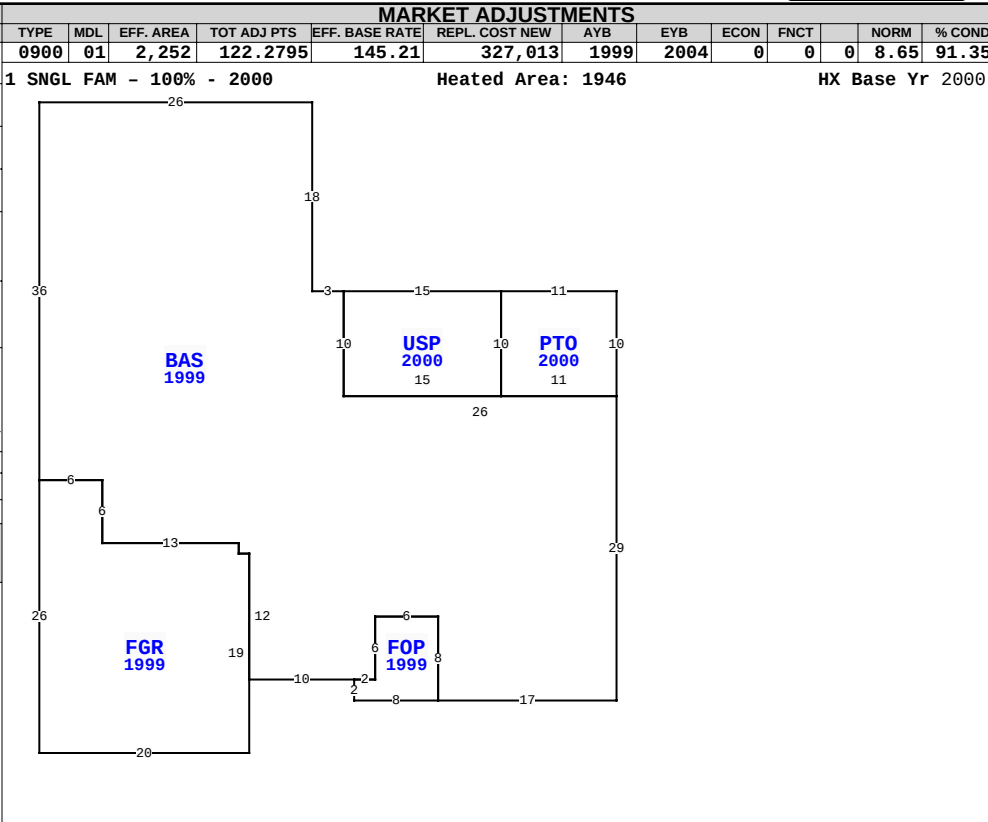
TOTALS	2,693		2,252	298,726
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EXTRA FEATURES

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0 100	0	0	617.00	SF	6.50	6.50	100	1999	1999	3	79	3,168	
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	79	370	
4	0911	SCRN RM A	0 100	0	0	110.00	SF	17.50	17.50	100	1999	1999	3	20	385	

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		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2927 TIDEWATER ST, FERNANDINA BEACH

TOTAL OB/XF

6,863

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		298,726
TOTAL MARKET OB/XF VALUE		6,863
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		485,589
SOH/AGL Deduction		262,299
ASSESSED VALUE		223,290
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		168,290
TOTAL JUST VALUE		485,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906124	ADDITION	2,422	05/01/1999
B9805512	NEW CONSTR	97,800	10/01/1998

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B9906124	ADDITION	2,422	05/01/1999
B9805512	NEW CONSTR	97,800	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0828	2/17/2023	QC	U	I	11	100
GRANTOR: CARTER BARBARA SURVIV						
GRANTEE: CARTER BARBARA						
0878/0581	4/09/1999	WD	Q	I		157,357
GRANTOR: BEAZER HOMES CORP D/B						
GRANTEE: CARTER GERALD R & B						

BUILDING NOTES

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BUILDING DIMENSIONS

PTO=[YR=2000] W11 USP=[YR=2000] W15 BAS=[YR=1999] W3 N18
W26 S36 FGR=[YR=1999] S26 E20 N19 W1 N1 W13 N6 W6 \$ E6 S6
E13 S1 E1 S12 E10 FOP=[YR=1999] S2 E8 N8 W6 S6 W2 \$ E2 N6 E6
S8 E17 N29 W26 N10 \$ S10 E15 N10\$ S10 E11 N10 \$.