

LOT 19
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

SMITH DANIEL L
2919 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0019-0000



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

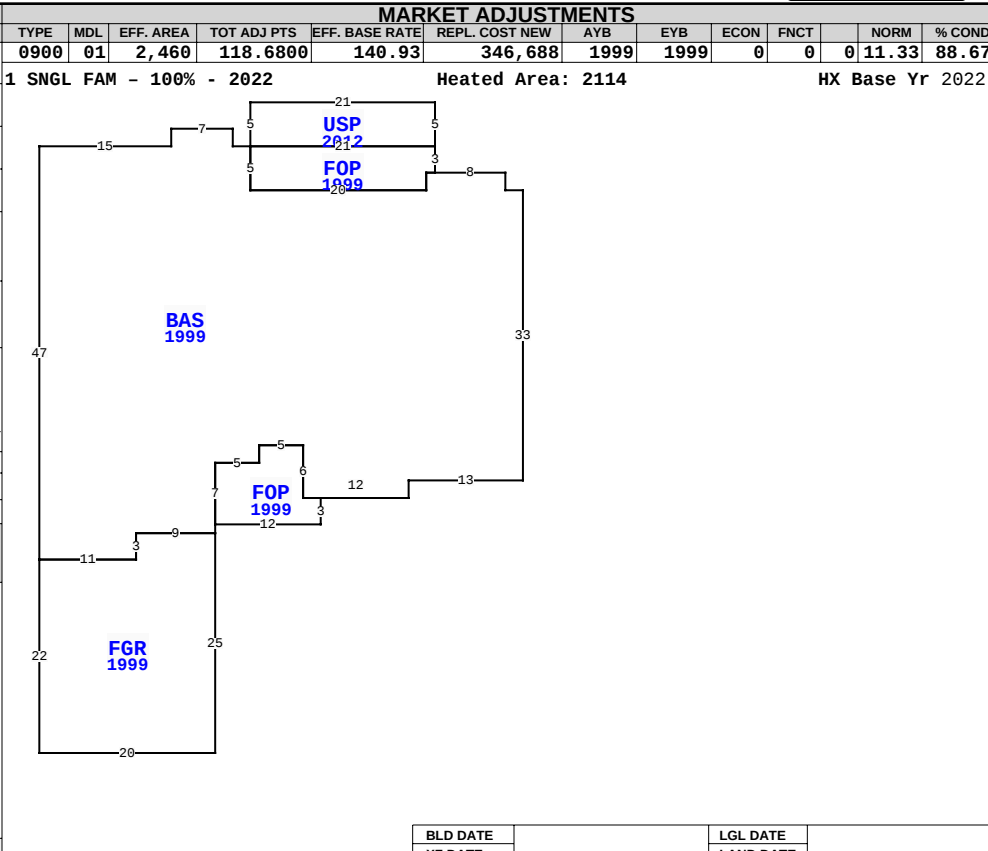
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	264,171
FGR	467	55	257	32,115
FOP	86	30	26	3,249
FOP	103	30	31	3,874
USP	105	30	32	3,999
TOTALS	2,875		2,460	307,408

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0810	CONCRETE A	0 100	0	0	996.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
8,177											

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8,177											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			307,408
TOTAL MARKET OB/XF VALUE			8,177
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			495,585
SOH/AGL Deduction			3,444
ASSESSED VALUE			492,141
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			442,141
TOTAL JUST VALUE			495,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			477,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24497	SEC SYSTEM	0	01/01/2012
B9905841	NEW CONSTR	106,300	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/0383	2/25/2021	WD	Q	I	02	421,500
GRANTOR: VISSER DOUGLAS J & JA						
GRANTEE: SMITH DANIEL L						
0888/0271	6/22/1999	WD	Q	I		148,400
GRANTOR: PANITZ HOMES						
GRANTEE: VISSER DOUGLAS J &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W2 N2 W8 FOP=[YR=1999] N3 USP=[YR=2012] N5 W21 S5 E21 \$ W21 S5 E20 N2 E1 \$ W1 S2 W20 N5 W2 N2 W7 S2 W15 S47 FGR=[YR=1999] S22 E20 N25 W9 S3 W11 \$ E11 N3 E9 N1 FOP=[YR=1999] E12 N3 W2 N6 W5 S2 W5 S7 \$ N7 E5 N2 E5 S6 E12 N2 E13 N33 \$.											