LOT 20 IN OR 883/57
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

FUTCH MARY B
2911 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0020-0000

BUILDING CHARACTERISTICS

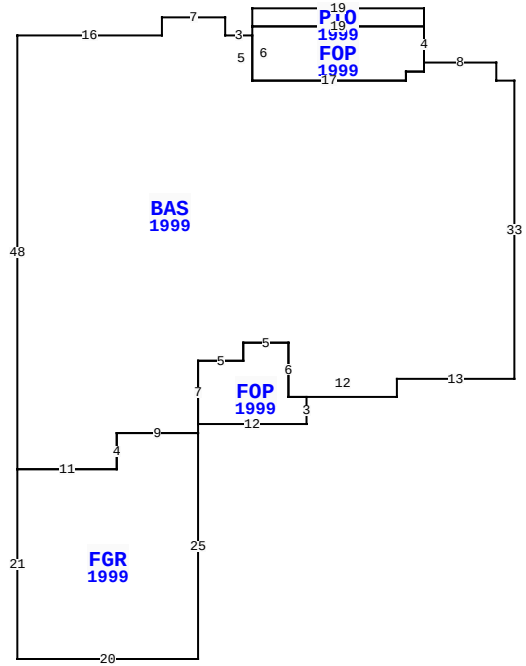
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,135	100	2,135	280,592
FGR	456	55	251	32,987
FOP	86	30	26	3,417
FOP	112	30	34	4,469
PTO	38	5	2	263
TOTALS	2,827		2,448	321,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	121.1525	143.87	352,194	1999	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2000 Heated Area: 2135 HX Base Yr 2000



2911 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		321,729
TOTAL MARKET OB/XF VALUE		6,678
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		508,407
SOH/AGL Deduction		283,091
ASSESSED VALUE		225,316
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		170,316
TOTAL JUST VALUE		508,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905674	NEW CONSTR	106,050	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0883/0057	5/13/1999	WD	Q	I		151,800
GRANTOR: PANITZ HOMES						
GRANTEE: FUTCH LAURENCE ERNE						
0859/0889	12/17/1998	WD	U	V	09	75,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: PANITZ HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 N2 W8 FOP=[YR=1999] N4 PTO=[YR=1999] N2 W19 S2 E19 $ W19 S6 E17 N1 E2 N1 $ S1 W2 S1 W17 N5 W3 N2 W7 S2 W16 S48 FGR=[YR=1999] S21 E20 N25 W9 S4 W11 $ E11 N4 E9 N1 FOP=[YR=1999] E12 N3 W2 N6 W5 S2 W5 S7 $ N7 E5 N2 E5 S6 E12 N2 E13 N33 $.

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	614.00	SF	6.50	6.50	100	1999	1999	3	79	3,153	
3	0810	CONCRETE A	0	100	38	3	114.00	SF	6.50	6.50	100	1999	1999	3	79	585	

LAND DESCRIPTION

TOTAL OB/XF 6,678

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