LOT 22
IN OR 2190/1718
TIDEWATER @ OCEAN REACH #2

LANGFORD GLENN III & PATTI L
2895 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

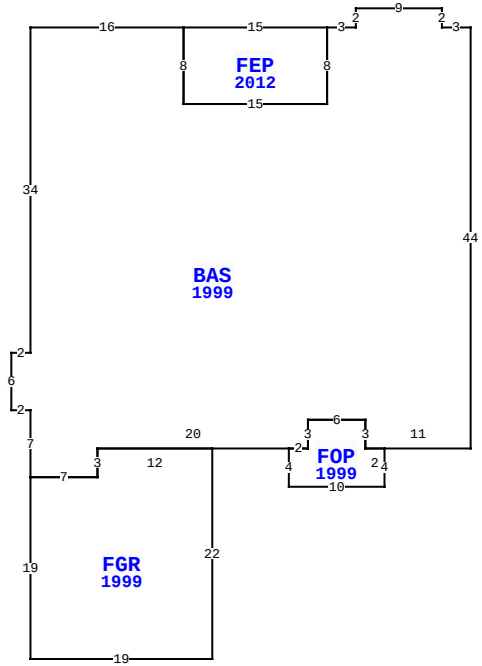
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	253,863
FEP	120	80	96	12,582
FGR	397	55	218	28,571
FOP	58	30	17	2,228
TOTALS	2,512		2,268	297,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	120.8144	143.47	325,390	1999	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2019 Heated Area: 1937 HX Base Yr 2019



2895 TIDEWATER ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		297,244
TOTAL MARKET OB/XF VALUE		7,972
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		485,216
SOH/AGL Deduction		174,861
ASSESSED VALUE		310,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,355
TOTAL JUST VALUE		485,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805582	NEW CONSTR	95,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1718	4/18/2018	WD	Q	I	02	390,000
GRANTOR: SWINSON MYRA H						
GRANTEE: LANGFORD GLENN III						
1295/0674	2/14/2005	WD	Q	I		296,000
GRANTOR: HAYES ALEXIA A JUAN						
GRANTEE: SWINSON MYRA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W3 N2 W9 S2 W3 FEP=[YR=2012] W15 S8 E15 N8 $ S8 W15 N8 W16 S34 W2 S6 E2 S7 FGR=[YR=1999] S19 E19 N22 W12 S3 W7 $ E7 N3 E20 FOP=[YR=1999] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E11 N44 $.

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	971.00	SF	6.50	6.50	100	1999	1999	3	79	4,986	
3	0810	CONCRETE A	0	100	0	0	9.00	SF	6.50	6.50	100	1999	1999	3	79	46	

LAND DESCRIPTION

TOTAL OB/XF 7,972

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