

LOT 24
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

WHITE MARIANNE
2879 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0024-0000



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	2,186	100	2,186	273,168
FGR	464	55	255	31,865
FOP	74	30	22	2,749
FOP	95	30	28	3,499
PTO	55	5	3	375
TOTALS	2,874		2,494	311,656

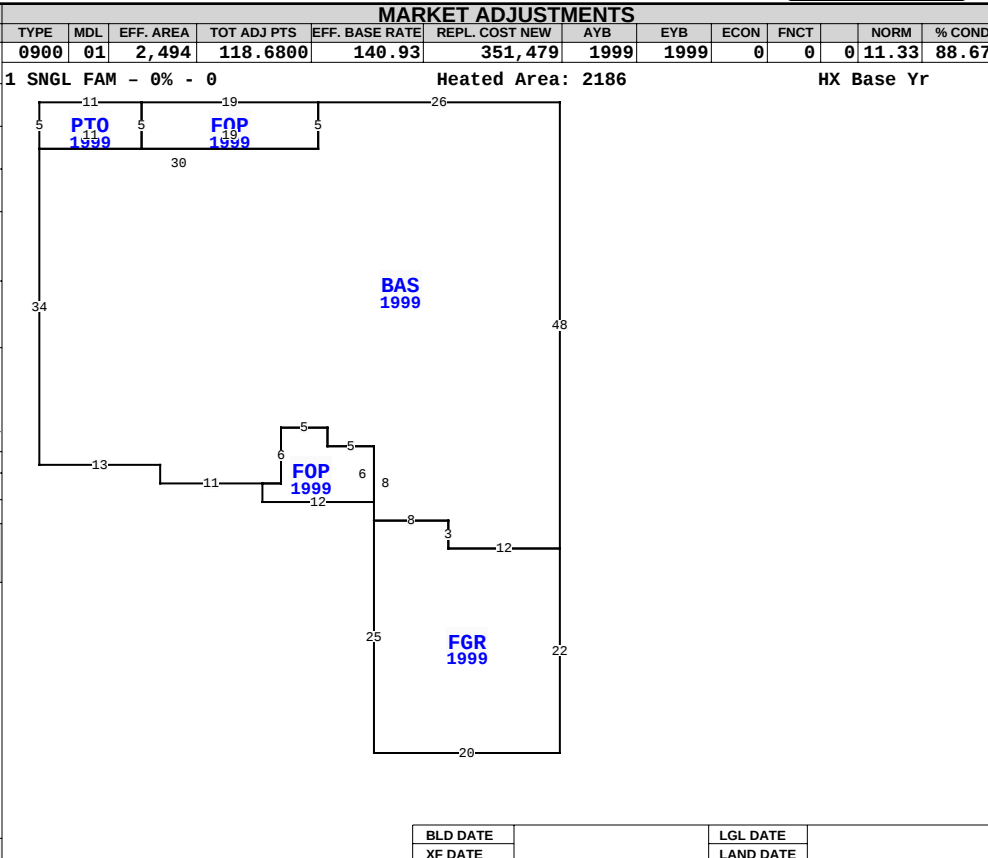
EXTRA FEATURES

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	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	0	626.00	SF	6.50	6.50	100	1999	1999	3	79	3,215	
3	0810	CONCRETE A	0	0	39	117.00	SF	6.50	6.50	100	1999	1999	3	79	601	

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	0			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



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

TOTAL OB/XF	6,756
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LAND DESCRIPTION	TOTAL OB/XF	6,756
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Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,656
TOTAL MARKET OB/XF VALUE		6,756
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		498,412
SOH/AGL Deduction		0
ASSESSED VALUE		498,412
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		498,412
TOTAL JUST VALUE		498,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615137	ROOF	11,040	07/01/2016
B9805666	NEW CONSTR	104,450	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0485	7/06/2021	WD	Q	I	01	425,000
GRANTOR: AGUAS TARYN L F/K/A T						
GRANTEE: WHITE MARIANNE						
1463/0953	12/05/2006	WD	Q	I		330,000
GRANTOR: LATIMER JEAN S						
GRANTEE: POWELL TARYN LEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W26 FOP=[YR=1999] W19 PTO=[YR=1999] W11 S5 E11 N5 \$ S5 E19 N5 \$ S5 W30 S34 E13 S2 E11 FOP=[YR=1999] S2 E12 N6 W5 N2 W5 S6 W2 \$ E2 N6 E5 S2 E5 S8 FGR=[YR=1999] S25 E20 N22 W12 N3 W8 \$ E8 S3 E12 N48 \$.

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