

LOT 26  
IN OR 1887/1591  
TIDEWATER @ OCEAN REACH #2

BROWN PAUL HENRY  
2863 TIDEWATER ST  
FERNANDINA BEACH, FL 32034

2023

00-00-30-085U-0026-0000



| 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           | 03 | CONC FINSH 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2031.00 |
|------------------|---------|

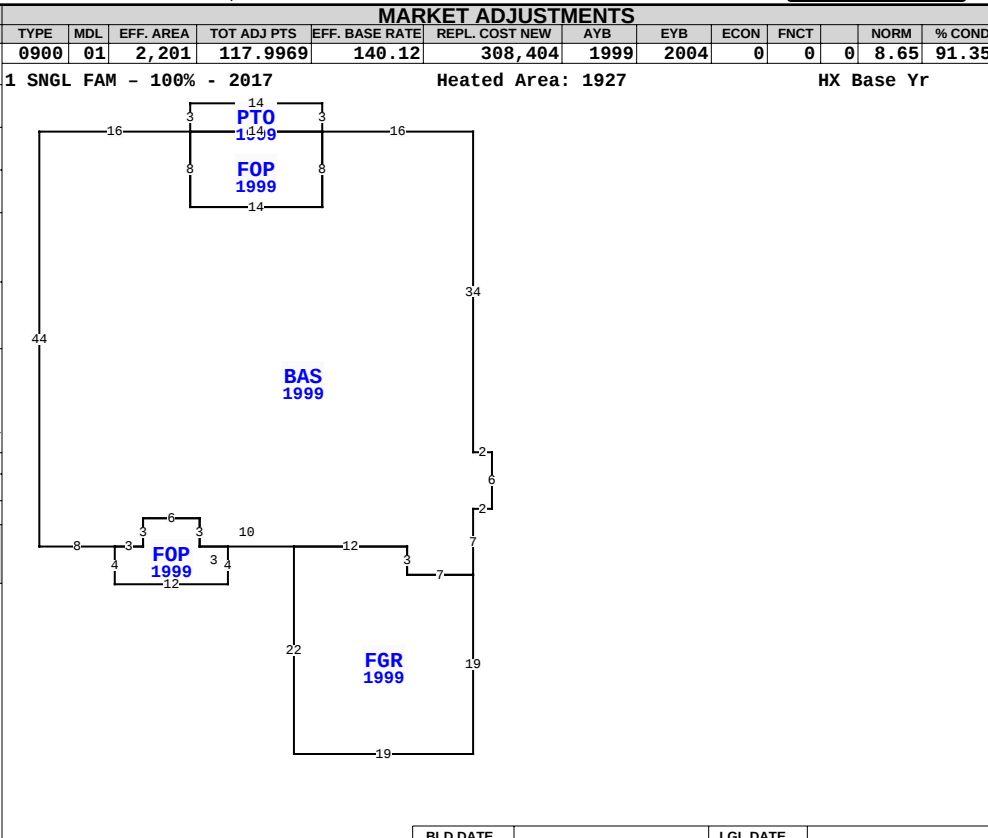
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,927            | 100         | 1,927        | 246,655              |
| FGR       | 397              | 55          | 218          | 27,904               |
| FOP       | 66               | 30          | 20           | 2,560                |
| FOP       | 112              | 30          | 34           | 4,352                |
| PTO       | 42               | 5           | 2            | 256                  |
| TOTALS    | 2,544            |             | 2,201        | 281,727              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0 | 0 | 111.00 | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 79     | 570             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 6,678    |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 180,000.00 | 180,000.00     |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 08/02/2022 | BY | KBA |
|-------------|------------|----|-----|



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| TOTAL OB/XF 6,678 |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                 | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 180,000.00 | 180,000.00     |

|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 180,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 8 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 8 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 281,727     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 6,678       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 180,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 468,405     |   |
| SOH/AGL Deduction         |  |              |  | 174,458     |   |
| ASSESSED VALUE            |  |              |  | 293,947     |   |
| TOTAL EXEMPTION VALUE     |  | 13           |  | 293,947     |   |
| BASE TAXABLE VALUE        |  |              |  | 0           |   |
| TOTAL JUST VALUE          |  |              |  | 468,405     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 452,367     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9905919   | NEW CONSTR  | 96,100 | 03/01/1999 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1887/1591                      | 10/04/2013 | QC        | U   | I   | 11     | 100        |
| GRANTOR: BROWN PAUL HENRY & PE |            |           |     |     |        |            |
| GRANTEE: BROWN PAUL HENRY      |            |           |     |     |        |            |
| 1543/0912                      | 12/28/2007 | WD        | U   | I   | 06     | 135,000    |
| GRANTOR: KELLY PETRA           |            |           |     |     |        |            |
| GRANTEE: KELLY PETRA & PAUL    |            |           |     |     |        |            |

| BUILDING NOTES |  |  |
|----------------|--|--|
|----------------|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=1999] W16 PTO=[YR=1999] N3 W14 S3 FOP=[YR=1999] S8 E14 N8 W14 \$ E14 \$ S8 W14 N8 W16 S44 E8 FOP=[YR=1999] S4 E12 N4 W3 N3 W6 S3 W3 \$ E3 N3 E6 S3 E10 FGR=[YR=1999] S22 E19 N19 W7 N3 W12 \$ E12 S3 E7 N7 E2 N6 W2 N34 \$ . |  |  |