

LOT 2  
TIDEWATER @ OCEAN REACH #1  
PB 6/46

PARMELEE DAVID R & NANCY R L/E/  
1952 WINDSWEPT OAK LANE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0002-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                          |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |           |             |         | NASSAU COUNTY PROPERTY                  |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|-----------------------------------------|-----------------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                     | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1                             |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 70       | 0900                     | 01                   | 2,417              | 122.6176    | 153.27         | 370,454        | 1999        | 2004           | 0         | 0         | 0           | 9.33    | 90.67                                   | VALUATION BY STANDARD |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 30    | 1 SNGL FAM - 100% - 2019 |                      |                    |             |                |                |             |                |           |           |             |         |                                         | Heated Area: 2130     |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100    |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         | HX Base Yr 2019       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 70        |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 30     |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 2,130            | 100              | 2,130                    | 296,006              |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 430              | 55               | 236                      | 32,797               |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 52               | 30               | 16                       | 2,223                |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 116              | 30               | 35                       | 4,864                |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 2,728            |                  | 2,417                    | 335,891              |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                  |                          |                      |                    |             |                |                |             |                |           |           |             |         | 1952 WINDSWEPT OAK LN, FERNANDINA BEACH |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 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       | 83                                      | 2,905                 |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A       | 0                        | 100                  | 0                  | 0           | 611.00         | SF             | 6.50        | 6.50           | 100       | 1999      | 1999        | 3       | 77                                      | 3,058                 |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0810             | CONCRETE A       | 0                        | 100                  | 24                 | 3           | 72.00          | SF             | 6.50        | 6.50           | 100       | 1999      | 1999        | 3       | 77                                      | 360                   |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0861             | POOL GUNIT       | 0                        | 100                  | 0                  | 0           | 253.00         | SF             | 85.00       | 85.00          | 100       | 1999      | 1999        | 3       | 23                                      | 4,946                 |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0845             | KOOL DECK        | 0                        | 100                  | 0                  | 0           | 450.00         | SF             | 7.25        | 7.25           | 100       | 1999      | 1999        | 3       | 77                                      | 2,512                 |            |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 0911             | SCRN RM A        | 0                        | 100                  | 0                  | 0           | 816.00         | SF             | 17.50       | 17.50          | 100       | 1999      | 1999        | 3       | 20                                      | 2,856                 |            |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 16,637                                                                                                                            |                  |                  |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION     | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE                              | ADJ UNIT PRICE        | LAND VALUE |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000133           | C                | SFR LAKE                 | 100                  |                    | RSF-2       | 0.00           | 0.00           | 1.00        | LT             |           | 1.00      | 1.00        | 1.10    | 250,000.00                              | 275,000.00            | 275,000    |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS |                  |                  |                          |                      |                    |             |                |                |             |                |           |           |             |         |                                         |                       |            |  |  |  |  |  |  |  |  |  |  |  |  |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 2670/1258         | 8/15/2023 | SW        | U   | I   | 11     | 100        |

GRANTOR: PARMELEE DAVID R & NA  
GRANTEE: PARMELEE FAMILY TRU  
2144/1932 9/06/2017 WD Q I 02 335,000  
GRANTOR: WILSON ROBERT J & TER  
GRANTEE: PARMELEE DAVID R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W15 FOP=[YR=1999] N10 W14 S2 E3 S8 E11 \$ W11  
N8 W3 N25 W26 S43 FGR=[YR=1999] S25 E20 N20 W14 N5 W6 \$ E6  
S5 E14 S13 E10 FOP=[YR=1999] S2 E8 N8 W6 S6 W2 \$ E2 N6 E6 S8  
E17 N30 \$ .

MARKET ADJUSTMENTS

| BLD DATE | XF DATE | LGL DATE   | LAND DATE | AG DATE |
|----------|---------|------------|-----------|---------|
|          |         | 03/13/2024 |           | MLU     |

VALUATION SUMMARY

| Tax Group: 8              | Tax Dist: |
|---------------------------|-----------|
| BUILDING MARKET VALUE     | 335,891   |
| TOTAL MARKET OB/XF VALUE  | 16,637    |
| TOTAL LAND VALUE - MARKET | 275,000   |
| TOTAL MARKET VALUE        | 627,528   |
| SOH/AGL Deduction         | 269,711   |
| ASSESSED VALUE            | 357,817   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 307,817   |
| TOTAL JUST VALUE          | 627,528   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 536,752   |

Diagram showing property layout with areas labeled BAS 1999, FGR 1999, and FOP 1999.