

LOT 5
IN OR 1159/1921
TIDEWATER @ OCEAN REACH #1

CROMARTIE KAY R
1924 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0005-0000



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 Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 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
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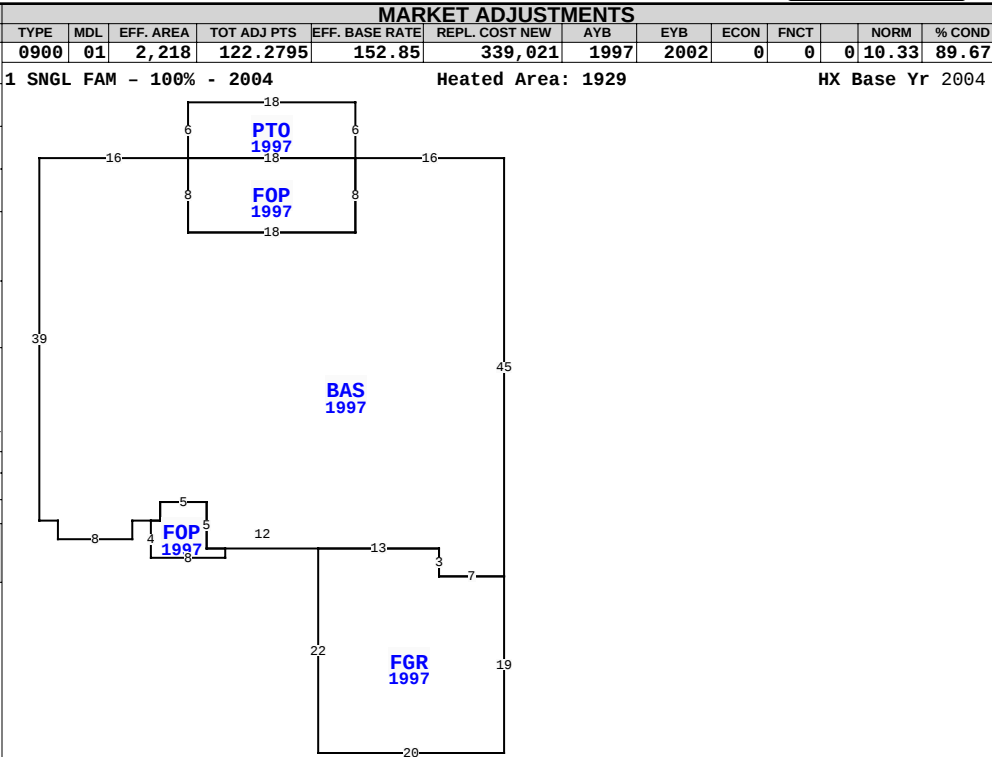
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	1,929	264,390
FGR	419	55	230	31,524
FOP	36	30	11	1,507
FOP	144	30	43	5,894
PTO	108	5	5	685

TOTALS	2,636	2,218	304,000
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997
2	0812	CONCRETE C	0 100	0	0	1,112.00	SF	4.00	4.00	100	1997
3	0810	CONCRETE A	0 100	0	0	18.00	SF	6.50	6.50	100	1997
4	0911	SCRN RM A	0 100	0	0	108.00	SF	17.50	17.50	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

1924 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	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0 100	0	0	1,112.00	SF	4.00	4.00	100	1997	1997	3	73	3,247	
3	0810	CONCRETE A	0 100	0	0	18.00	SF	6.50	6.50	100	1997	1997	3	73	85	
4	0911	SCRN RM A	0 100	0	0	108.00	SF	17.50	17.50	100	1998	1998	3	20	378	

TOTAL OB/XF											
6,510											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		304,000	
TOTAL MARKET OB/XF VALUE		6,510	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		585,510	
SOH/AGL Deduction		321,449	
ASSESSED VALUE		264,061	
TOTAL EXEMPTION VALUE		HX HB WX SX	
BASE TAXABLE VALUE		159,061	
TOTAL JUST VALUE		585,510	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		495,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1159/1921	8/06/2003	WD Q	Q	I	
GRANTOR: RODEFFER JOE D & CYNT					SALE PRICE
GRANTEE: CROMARTIE WILLIAM K					236,000
0797/1988	6/27/1997	WD Q	Q	I	
GRANTOR: PANITZ HOMES					131,200
GRANTEE: RODEFFER JOE D & CY					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1997] W16 PTO=[YR=1997] N6 W18 S6 FOP=[YR=1997] S8 E18 N8 W18\$ E18\$ S8 W18 N8 W16 S39 E2 S2 E8 N2 E2 FOP=[YR=1997] S4 E8 N1 W2 N5 W5 S2 W1\$ E1 N2 E5 S5 E12 FGR=[YR=1997] S22 E20 N19 W7 N3 W13\$E13 S3 E7 N45\$.											