LOT 6 IN OR 929/1850
TIDEWATER @ OCEAN REACH #1
PB 6/46

HARKINS MARJORIE
1912 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0006-0000

BUILDING CHARACTERISTICS

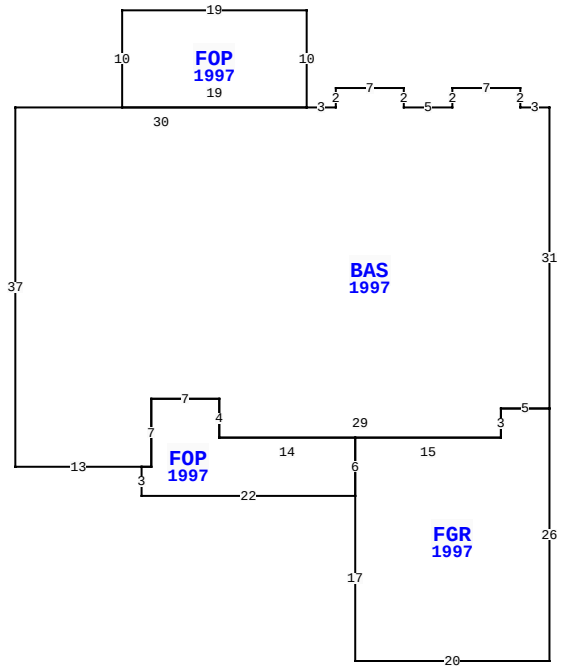
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,897	100	1,897	251,010
FGR	475	55	261	34,536
FOP	157	30	47	6,219
FOP	190	30	57	7,542
TOTALS	2,719		2,262	299,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,262	118.6731	148.34	335,545	1997	2002	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2001 Heated Area: 1897 HX Base Yr 2001



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

1912 WINDSWEPT OAK LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		299,306
TOTAL MARKET OB/XF VALUE		5,685
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		579,991
SOH/AGL Deduction		356,228
ASSESSED VALUE		223,763
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		168,763
TOTAL JUST VALUE		579,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703893	NEW CONSTR	92,150	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0929/1850	4/27/2000	WD	Q	I		176,000
GRANTOR: MOORE ROBERT G & SAND						
GRANTEE: HARKINS SAMUEL G JR						
0808/0218	9/30/1997	WD	Q	I		133,000
GRANTOR: PANITZ HOMES						
GRANTEE: MOORE ROBERT G & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W3 N2 W7 S2 W5 N2 W7 S2 W3 FOP=[YR=1997] N10 W19 S10 E19$ W30 S37 E13 FOP=[YR=1997] S3 E22 FGR=[YR=1997] S17 E20 N26 W5 S3 W15 S6$ N6 W14 N4 W7 S7 W1$ E1 N7 E7 S4 E29 N3 E5 N31$.

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	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	610.00	SF	5.20	5.20	100	1997	1997	3	73	2,316	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1997	1997	3	73	569	

LAND DESCRIPTION

TOTAL OB/XF 5,685

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	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