LOT 7
TIDEWATER @ OCEAN REACH #1
PB 6/46

MYNATT DWIGHT & PAMELA V
1900 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0007-0000

BUILDING CHARACTERISTICS

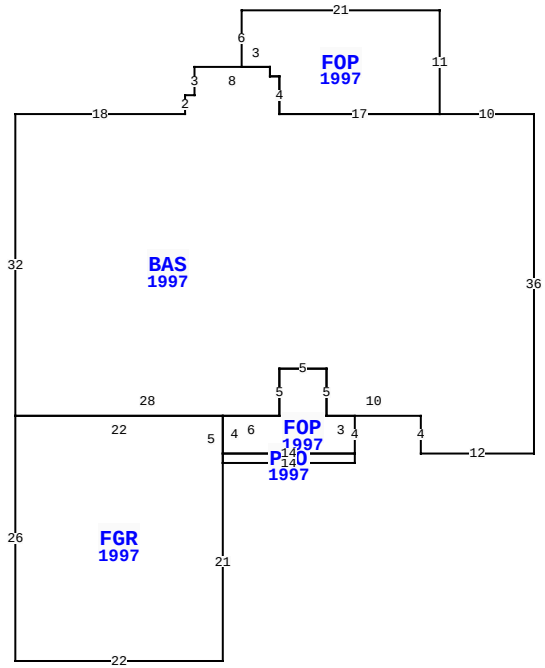
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,829	100	1,829	240,777
FGR	572	55	315	41,468
FOP	81	30	24	3,159
FOP	212	30	64	8,425
PTO	14	5	1	132
TOTALS	2,708		2,233	293,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	120.8144	151.02	337,228	1997	1997	0	0	0	12.83	87.17

1 SNGL FAM – 0% - 2024 Heated Area: 1829 HX Base Yr



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

1900 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	293,962
TOTAL MARKET OB/XF VALUE	3,763
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	572,725
SOH/AGL Deduction	0
ASSESSED VALUE	572,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	572,725
TOTAL JUST VALUE	572,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704084	NEW CONSTR	91,400	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/539	4/01/2024	WD	U	I	11	100
GRANTOR: MILLER LEWIS M LIVING						
GRANTEE: MYNATT DWIGHT & PAM						
2703/983	4/01/2024	WD	Q	I	01	615,000
GRANTOR: MILLER LEWIS M LIVING						
GRANTEE: MYNATT DWIGHT & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 FOP=[YR=1997] N11 W21 S6 E3 S1 E1 S4 E17$ W17 N4 W1 N1 W8 S3 W1 S2 W18 S32 FGR=[YR=1997] S26 E22 N21 PTO=[YR=1997] E14 N1 FOP=[YR=1997] N4 W3 N5 W5 S5 W6 S4 E14$ W14 S1$ N5 W22$ E28 N5 E5 S5 E10 S4 E12 N36$.

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	0811	CONCRETE B	0	0	0	0	980.00	SF	5.20	5.20	100	1997	1997	3	73	3,720	
2	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	1997	1997	3	73	43	

LAND DESCRIPTION

TOTAL OB/XF 3,763

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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