

LOT 8
TIDEWATER @ OCEAN REACH #1
PB 6/46

GLADNEY MARGARET R & MARCIA C WINTER JOINT REV TRU
1846 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0008-0000



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	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	2,092	100	2,092	284,085
FGR	467	55	257	34,900
FOP	74	30	22	2,988
FOP	95	30	28	3,802
PTO	65	5	3	407

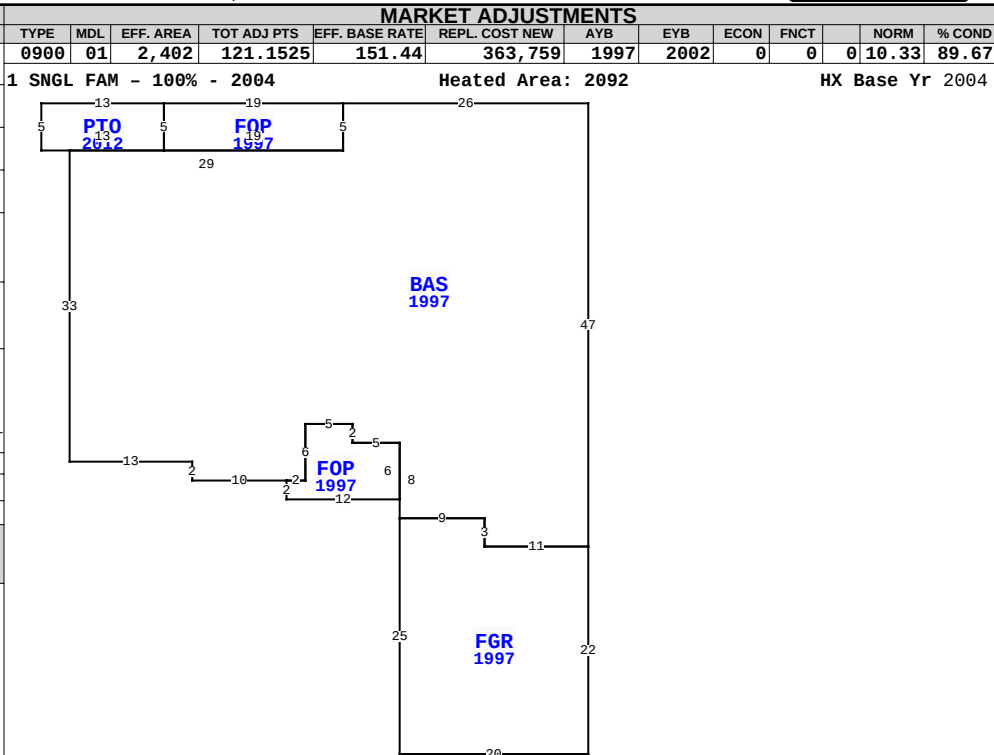
TOTALS	2,793		2,402	326,183
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	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	616.00	SF	5.20	5.20	100	1997	1997	3	73	2,338	
3	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1997	1997	3	73	569	
4	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2012	2012	3	68	15,259	
5	0911	SCRN RM A	0	100	0	0	390.00	SF	17.50	17.50	100	2012	2012	3	55	3,754	
6	0855	CONC PAVER	0	100	0	0	132.00	SF	10.00	10.00	100	2012	2012	3	93	1,228	
7	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00	10.00	100	2012	2012	3	93	223	

LAND DESCRIPTION

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	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	1.00	250,000.00	250,000.00	250,000							



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

1846 WINDSWEPT OAK LN, FERNANDINA BEACH

TOTAL OB/XF 26,171																
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				326,183	
TOTAL MARKET OB/XF VALUE				26,171	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				602,354	
SOH/AGL Deduction				321,237	
ASSESSED VALUE				281,117	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				231,117	
TOTAL JUST VALUE				602,354	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				518,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226588	SRCNENCL	9,701	11/01/2012
B1226521	SWIM POOL	23,000	10/01/2012
B9703814	NEW CONSTR	104,450	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/295	3/13/2024	SW	U	I	11	100
GRANTOR: GLADNEY MARGARET						
GRANTEE: GLADNEY MARGARET R						
1200/1687	1/09/2004	WD	U	I	07	100
GRANTOR: HOLDEN-DODGE SUSAN &						
GRANTEE: GLADNEY MARGARET &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W26 FOP=[YR=1997] W19 PTO=[YR=2012] W13 S5 E13 N5\$ S5 E19 N5\$ S5 W29 S33 E13 S2 E10 FOP=[YR=1997] S2 E12 N6 W5 N2 W5 S6 W2 \$ E2 N6 E5 S2 E5 S8 FGR=[YR=1997] S25 E20 N22 W11 N3 W9 \$ E9 S3 E11 N47 \$.