

LOT 10
TIDEWATER @ OCEAN REACH #1
PB 6/46

SANDUSKY CHARLES H & CHELSEA T
2835 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0010-0000



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	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		

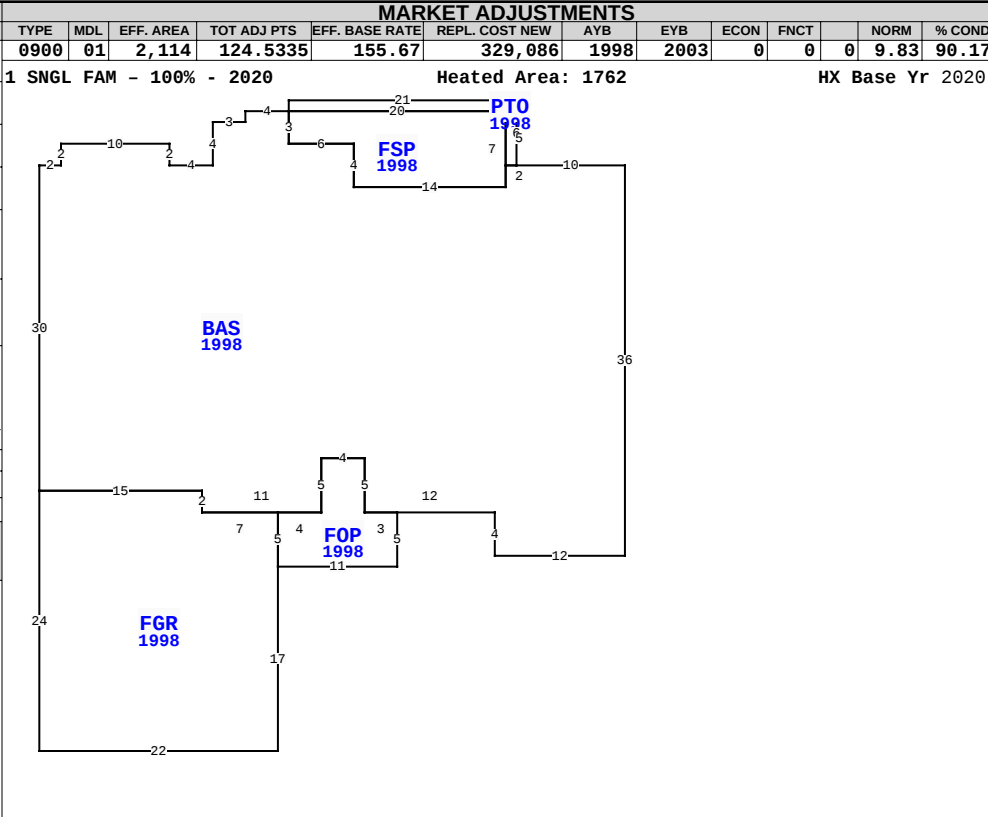
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	247,328
FGR	514	55	283	39,724
FOP	75	30	22	3,088
FSP	116	40	46	6,457
PTO	26	5	1	141

TOTALS	2,493		2,114	296,737
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	641.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	29	3	87.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE 08/02/2022 BY KBA



2835 TIDEWATER ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/13/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
6,384									

TOTAL OB/XF									
6,384									

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		296,737	
TOTAL MARKET OB/XF VALUE		6,384	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		553,121	
SOH/AGL Deduction		256,365	
ASSESSED VALUE		296,756	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		246,756	
TOTAL JUST VALUE		553,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804863	NEW CONSTR	88,292	04/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2269/1859	4/22/2019	WD	Q	I	01
GRANTOR: SMITH MATTHEW A					SALE PRICE
GRANTEE: SANDUSKY CHARLES H					
1666/1892	3/04/2010	WD	U	I	12
GRANTOR: WELLS FARGO BANK N A					200,000
GRANTEE: SMITH MATTHEW A					

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1998] W10 PTO=[YR=1998] N6 W21 S1 FSP=[YR=1998] S3 E6
S4 E14 N7 W20 \$ E20 S5 E1 \$ W1 S2 W14 N4 W6 N3 W4 S1 W3 S4 W4
N2 W10 S2 W2 S30 FGR=[YR=1998] S24 E22 N17 FOP=[YR=1998] E11
N5 W3 N5 W4 S5 W4 S5 \$ N5 W7 N2 W15 \$ E15 S2 E11 N5 E4 S5 E12
S4 E12 N36 \$.