LOT 12 IN OR 822/1849
TIDEWATER @ OCEAN REACH #1
PB 6/46

POTKAY GARY P
2937 ESPANA COURT
FAIRFAX, VA 22031-1412

2024

00-00-30-085T-0012-0000

BUILDING CHARACTERISTICS

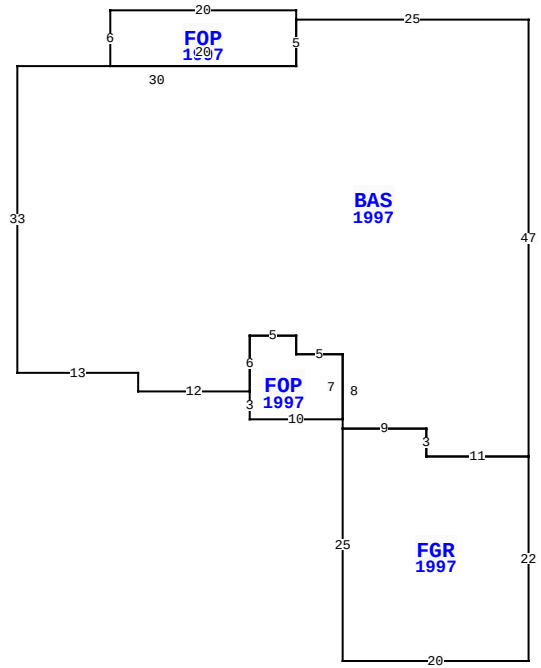
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,087	100	2,087	275,505
FGR	467	55	257	33,927
FOP	80	30	24	3,169
FOP	120	30	36	4,753
TOTALS	2,754		2,404	317,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,404	121.1525	151.44	364,062	1997	1997	0	0	0	12.83	87.17

1 SNGL FAM – 0% - 0 Heated Area: 2087 HX Base Yr



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

2819 TIDEWATER ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	317,353
TOTAL MARKET OB/XF VALUE	6,038
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	573,391
SOH/AGL Deduction	134,729
ASSESSED VALUE	438,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,662
TOTAL JUST VALUE	573,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	489,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704043	NEW CONSTR	104,450	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0822/1849	2/18/1998	WD	Q	I		141,900
GRANTOR: BEAZER HOMES CORP						
GRANTEE: POTKAY GARY P						
0797/0015	6/18/1997	WD	U	V	09	50,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: PANITZ HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W25 FOP=[YR=1997] N1 W20 S6 E20 N5$ S5 W30 S33 E13 S2 E12 FOP=[YR=1997] S3 E10 N7 W5 N2 W5 S6$ N6 E5 S2 E5 S8 FGR=[YR=1997] S25 E20 N22 W11 N3 W9$ E9 S3 E11 N47$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0	0	0	0	1,070.00	SF	4.00	4.00	100	1997	1997	3	73	3,124	
3	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1997	1997	3	73	114	

LAND DESCRIPTION

TOTAL OB/XF 6,038

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	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS