LOT 14
TIDEWATER @ OCEAN REACH #1
PB 6/46

KLAMMER SARAH WEITZ TRUST/WEITZ SARAH STEVENSON TR
2803 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0014-0000

BUILDING CHARACTERISTICS

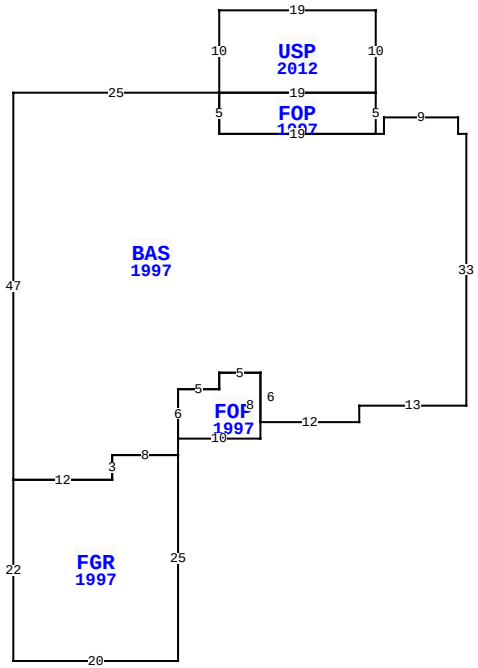
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,108	100	2,108	289,527
FGR	464	55	255	35,023
FOP	70	30	21	2,885
FOP	95	30	28	3,846
USP	190	30	57	7,829
TOTALS	2,927		2,469	339,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,469	122.7648	153.46	378,893	1997	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 2108 HX Base Yr 2020



2803 TIDEWATER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	339,109
TOTAL MARKET OB/XF VALUE	46,137
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	635,246
SOH/AGL Deduction	255,127
ASSESSED VALUE	380,119
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	330,119
TOTAL JUST VALUE	635,246
NCON VALUE	26,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017203	ADDITION	53,237	12/10/2021
B9906252	SWIM POOL	12,300	07/01/1999
B9703633	NEW CONSTR	105,350	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1264	7/22/2019	WD	Q	I	01	442,900
GRANTOR: CASTNER-TILTON LIVING						
GRANTEE: KLAMMER SARAH WEITZ						
1271/1596	11/05/2004	WD	U	I	01	100
GRANTOR: CASTNER J MICHAEL & E						
GRANTEE: CASTNER J MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W1 N2 W9 S2 W1 FOP=[YR=1997] N5 USP=[YR=2012] N10 W19 S10 E19$ W19 S5 E19$ W19 N5 W25 S47 FGR=[YR=1997] S22 E20 N25 W8S3 W12$ E12 N3 E8 N2 FOP=[YR=1997] E10 N8 W5 S2 W5 S6$ N6 E5 N2 E5 S6 E12 N2 E13 N33$.

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	934.00	SF	5.20	5.20	100	1997	1997	3	73	3,545	
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	1997	1997	3	73	128	
4	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	1999	1999	3	23	8,016	
5	0845	KOOL DECK	0	100	0	0	872.00	SF	7.25	7.25	100	1999	1999	3	77	4,868	
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
7	0912	SCRN RM G	0	100	0	0	1,315.00	SF	20.00	20.00	100	2024	2023		100	26,300	

LAND DESCRIPTION

TOTAL OB/XF 46,137

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	100		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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS