

LOT 15 IN OR 1969/653
TIDEWATER @ OCEAN REACH #1
PB 6/46

HUMES JAQUELINE S
1805 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0015-0000



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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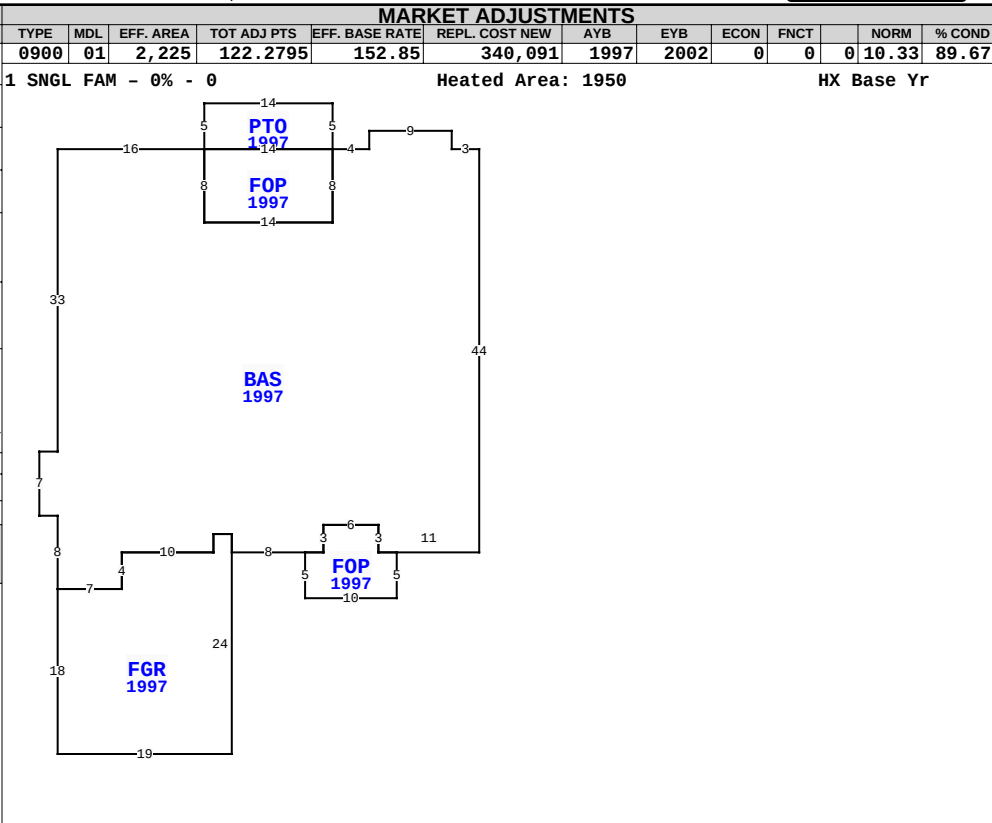
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	267,269
FGR	394	55	217	29,742
FOP	68	30	20	2,741
FOP	112	30	34	4,660
PTO	70	5	4	548

TOTALS	2,594		2,225	304,960
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	0	0	0	622.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	08/02/2022	BY	KBA
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1805 SEA OATS AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,645											

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5,645											

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	304,960		
TOTAL MARKET OB/XF VALUE	5,645		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	560,605		
SOH/AGL Deduction	140,608		
ASSESSED VALUE	419,997		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	419,997		
TOTAL JUST VALUE	560,605		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	477,090		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703847	NEW CONSTR	96,900	04/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1969/0653	3/17/2015	WD Q	I	I	02
GRANTOR: ULMER MILTON P & GALE					SALE PRICE
GRANTEE: HUMES JAQUELINE S					310,000
0995/1768	7/05/2001	WD Q	I	I	
GRANTOR: PINEIRO EDWARD					239,000
GRANTEE: ULMER MILTON P & GA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W3 N2 W9 S2 W4 PTO=[YR=1997] N5 W14 S5											
FOP=[YR=1997] S8 E14 N8 W14\$ E14\$ S8 W14 N8 W16 S33 W2 S7 E2											
S8 FGR=[YR=1997] S18 E19 N24 W2 S2 W10 S4 W7\$ E7 N4 E10 N2 E2											
S2 E8 FOP=[YR=1997] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11											
N44\$.											