

LOT 17
IN OR 1292/1389
TIDEWATER @ OCEAN REACH #1

HAUG CHARLES W & ANTOINETTE
6 GREGG COURT
WILMINGTON, DE 19808

2024

00-00-30-085T-0017-0000



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	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	2031.00
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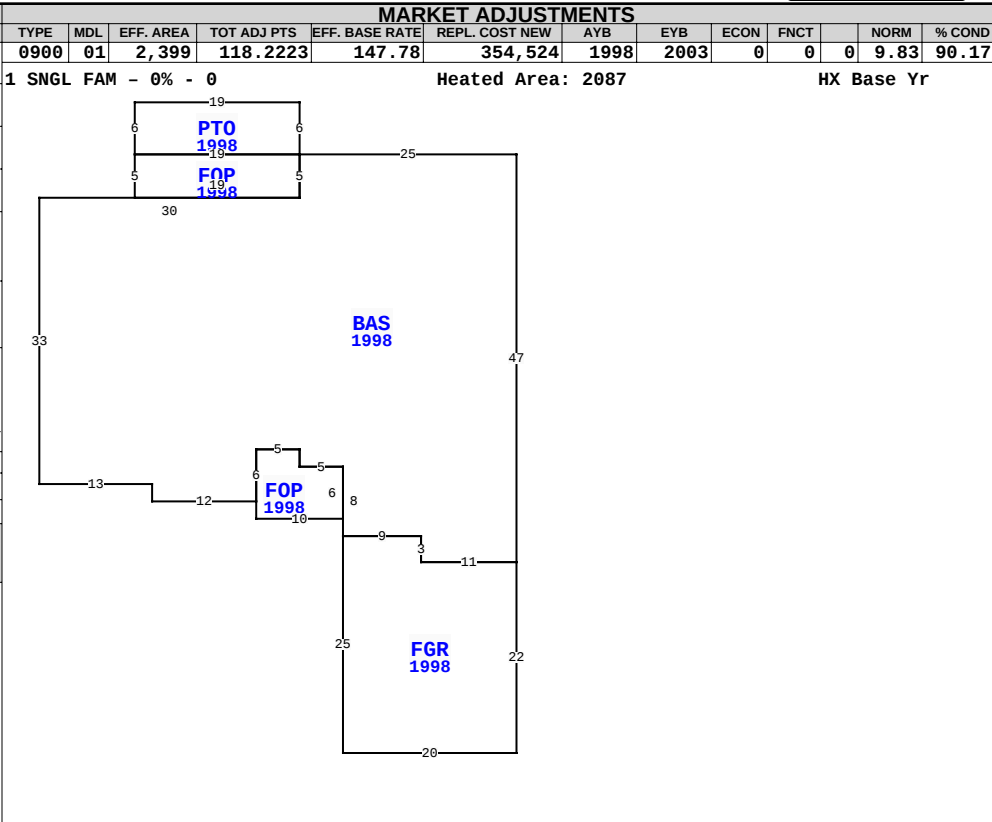
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	278,100
FGR	467	55	257	34,246
FOP	70	30	21	2,798
FOP	95	30	28	3,731
PTO	114	5	6	800

TOTALS	2,833	2,399	319,674
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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	0	0	1,074.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	0	0	108.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
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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1821 SEA OATS AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	1,074.00	SF	6.50	6.50	100	1998	1998	3	75	5,236	
3	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1998	1998	3	75	117	
4	1242	WD DECK A	0	0	0	0	108.00	SF	10.00	10.00	100	1999	1999	3	20	216	

TOTAL OB/XF												8,404					
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
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

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0
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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				319,674	
TOTAL MARKET OB/XF VALUE				8,404	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				578,078	
SOH/AGL Deduction				143,613	
ASSESSED VALUE				434,465	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				434,465	
TOTAL JUST VALUE				578,078	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				493,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805141	NEW CONSTR	104,450	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1292/1389	2/03/2005	WD	Q	I	
GRANTOR: D'ESTERHAZY JAMES L &					SALE PRICE
GRANTEE: HAUG CHARLES W & AN					285,000
0858/0119	12/07/1998	WD	Q	I	
GRANTOR: PANITZ HOMES					150,300
GRANTEE: D'ESTERHAZY JAMES L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W25 PT0=[YR=1998] N6 W19 S6 FOP=[YR=1998] S5 E19 N5 W19 \$ E19 \$ S5 W30 S33 E13 S2 E12 FOP=[YR=1998] S2 E10 N6 W5 N2 W5 S6 \$ N6 E5 S2 E5 S8 FGR=[YR=1998] S25 E20 N22 W11 N3 W9 \$ E9 S3 E11 N47 \$.											