

LOT 19
IN OR 1645/1250
TIDEWATER @ OCEAN REACH #1

VAN LANDUYT ALLAN G/VAN LANDUYT LISA M ET AL
1917 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0019-0000



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 Floo	14 CARPET 80
Interior Floo	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	1,910	100	1,910	263,246
FEP	162	80	130	17,918
FGR	448	55	246	33,905
FOP	38	30	11	1,516

TOTALS	2,558	2,297	316,583
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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	1,016.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	13.00	SF	6.50	6.50	
4	0855	CONC PAVER	0	0	0	0	180.00	SF	7.00	7.00	

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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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,297	122.2795	152.85	351,096	1998	2003	0	0	9.83	90.17
1 SNGL FAM - 0% - 0											
Heated Area: 1910											
HX Base Yr											

1917 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	1,016.00	SF	6.50	6.50	100	1998	1998	3	75	4,953	
3	0810	CONCRETE A	0	0	0	0	13.00	SF	6.50	6.50	100	1998	1998	3	75	63	
4	0855	CONC PAVER	0	0	0	0	180.00	SF	7.00	7.00	100	1999	1999	3	77	970	

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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Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	316,583		
TOTAL MARKET OB/XF VALUE	8,821		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	575,404		
SOH/AGL Deduction	143,292		
ASSESSED VALUE	432,112		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	432,112		
TOTAL JUST VALUE	575,404		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	491,477		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805173	NEW CONSTR	95,800	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1645/1250	9/24/2009	QC	U	I	11
GRANTOR: VAN LANDUYT ALLAN G &					
GRANTEE: VAN LANDUYT ALLAN G					
1625/0097	6/12/2009	QC	U	I	11
GRANTOR: LUETT LARRY G & LINDA					
GRANTEE: VAN LANDUYT ALLAN G					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W3 N2 W9 S2 W3 FEP=[YR=1999] N1 W18 S9 E18 N8 \$ S8 W18 N8 W17 S43 FGR=[YR=1998] S20 E21 N22 W14 S2 W7 \$ E7 N2 E24 FOP=[YR=1998] S2 E8 N4 W1 N2 W5 S4 W2 \$ E2 N4 E5 S2 E3 S2 E8 N2 E1 N39 \$.											