

LOT 20  
IN OR 2116/1448  
TIDEWATER @ OCEAN REACH #1

LACACI MARIO L & YAMINA C  
1923 SEA OATS AVENUE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0020-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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                 | 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 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2031.00 |
|------------------|---------|

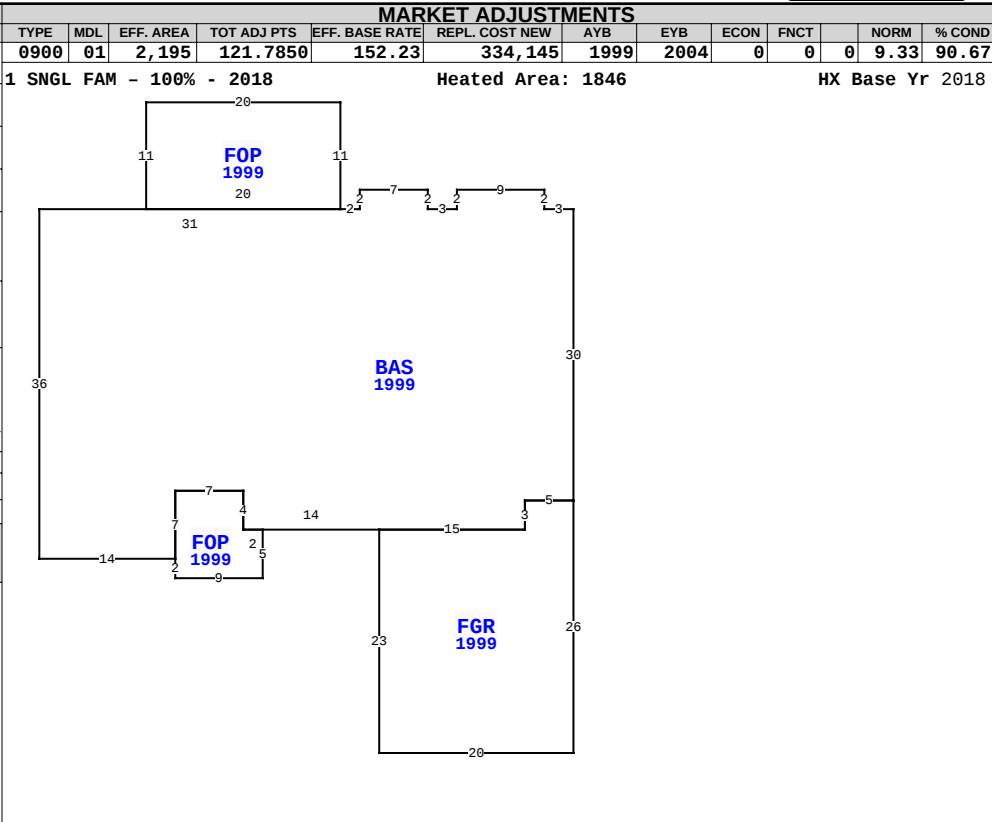
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,846            | 100         | 1,846        | 254,798              |
| FGR       | 475              | 55          | 261          | 36,025               |
| FOP       | 73               | 30          | 22           | 3,037                |
| FOP       | 220              | 30          | 66           | 9,110                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,614 | 2,195 | 302,969 |
|--------|-------|-------|---------|

| 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   | 100 | 0  | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 635.00 | SF | 6.50     | 6.50           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 42 | 3 | 126.00 | SF | 6.50     | 6.50           |       |

| 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                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 08/02/2022 | BY | KBA |
|-------------|------------|----|-----|



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 1923 SEA OATS AVE, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/13/2024 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,714       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,714       |  |  |  |  |  |  |  |  |  |  |  |

|           |                 |                 |
|-----------|-----------------|-----------------|
| Market: 0 | Agricultural: 0 | Common: 250,000 |
|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 8              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 302,969   |  |
| TOTAL MARKET OB/XF VALUE  |  | 6,714     |  |
| TOTAL LAND VALUE - MARKET |  | 250,000   |  |
| TOTAL MARKET VALUE        |  | 559,683   |  |
| SOH/AGL Deduction         |  | 246,996   |  |
| ASSESSED VALUE            |  | 312,687   |  |
| TOTAL EXEMPTION VALUE     |  | 50,000    |  |
| BASE TAXABLE VALUE        |  | 262,687   |  |
| TOTAL JUST VALUE          |  | 559,683   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 476,830   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B9805456   | NEW CONSTR  | 91,450 | 10/01/1998 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2116/1448                      | 4/26/2017 | WD Q      | I   | 02  |        |
| GRANTOR: WHITE GREGORY E & MAR |           |           |     |     |        |
| GRANTEE: LACACI MARIO L & YA   |           |           |     |     |        |
| 0878/0590                      | 4/09/1999 | WD Q      | I   |     |        |
| GRANTOR: BEAZER HOMES CORP D/B |           |           |     |     |        |
| GRANTEE: WHITE GREGORY E & M   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1999] W3 N2 W9 S2 W3 N2 W7 S2 W2 FOP=[YR=1999] N11 W20 S11 E20 \$ W31 S36 E14 FOP=[YR=1999] S2 E9 N5 W2 N4 W7 S7 \$ N7 E7 S4 E14 FGR=[YR=1999] S23 E20 N26 W5 S3 W15 \$ E15 N3 E5 N30 \$ . |  |  |  |  |  |