

LOT 21
TIDEWATER @ OCEAN REACH #1
PB 6/46

WIDGER KRISTYN ELIZABETH/GARRISON DAVID CAMERON
1939 SEA OATS AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0021-0000



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

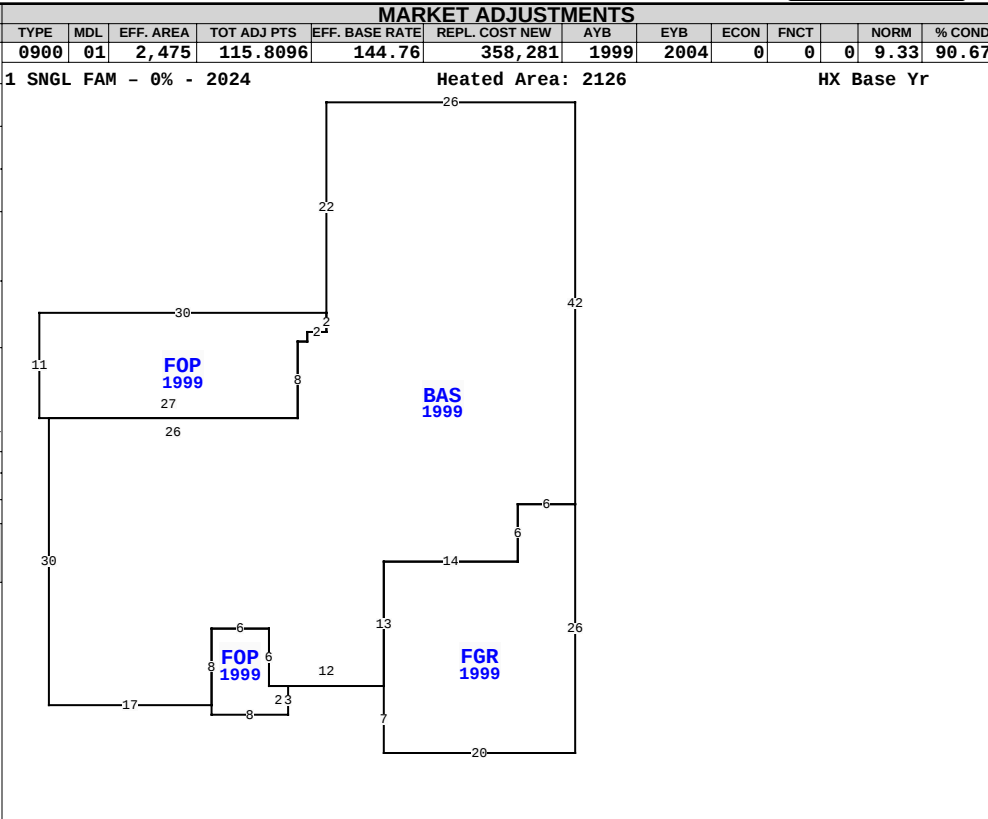
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2,126	279,046
FGR	436	55	240	31,501
FOP	60	30	18	2,363
FOP	304	30	91	11,944

TOTALS	2,926		2,475	324,853
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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	627.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	0	14	24	336.00	SF	85.00	85.00	
5	0910	SCRN RM L	0	0	0	0	787.00	SF	15.00	15.00	
6	0845	KOOL DECK	0	0	0	0	645.00	SF	7.25	7.25	
7	0940	SHEDS/PORT	0	0	13	6	78.00	SF	30.00	30.00	
8	0810	CONCRETE A	0	0	8	3	24.00	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	CONSRV
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	



1939 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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	627.00	SF	6.50	6.50	100	1999	1999	3	77	3,138	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	77	360	
4	0861	POOL GUNIT	0	0	14	24	336.00	SF	85.00	85.00	100	2005	2005	3	40	11,424	
5	0910	SCRN RM L	0	0	0	0	787.00	SF	15.00	15.00	100	2005	2005	3	24	2,833	
6	0845	KOOL DECK	0	0	0	0	645.00	SF	7.25	7.25	100	2005	2005	3	86	4,022	
7	0940	SHEDS/PORT	0	0	13	6	78.00	SF	30.00	30.00	100	2005	2005	3	24	562	
8	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2005	2005	3	86	134	

TOTAL OB/XF											
25,378											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						324,853					
TOTAL MARKET OB/XF VALUE						25,378					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						600,231					
SOH/AGL Deduction						0					
ASSESSED VALUE						600,231					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						600,231					
TOTAL JUST VALUE						600,231					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						518,040					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14635	ADDITION	8,100	02/01/2005
B0514305	SWIM POOL	25,600	01/01/2005
B9905892	NEW CONSTR	104,900	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/418	3/26/2024	WD	Q	I	01	725,000
GRANTOR: PERKINS GREGORY G & M						
GRANTEE: WIDGER KRISTYN ELIZ						
1877/1917	9/06/2013	WD	Q	I	02	344,000
GRANTOR: DOYLE KENNETH N & MAR						
GRANTEE: PERKINS GREGORY G &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W26 S22 FOP=[YR=1999] W30 S11 E27 N8 E1 N1 E2 N2 \$ S2 W2 S1 W1 S8 W26 S30 E17 FOP=[YR=1999] S1 E8 N3 W2 N6 W6 S8 \$ N8 E6 E12 FGR=[YR=1999] S7 E20 N26 W6 S6 W14 S13 \$ N13 E14 N6 E6 N42 \$.											