

LOT 22 IN OR 902/1821
TIDEWATER @ OCEAN REACH #1
PB 6/46

ROCHELEAU MICHAEL B & ROBIN L
1945 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	10	ABOVE AVG 70	0900	01	2,598	119.0112	148.76	386,478	1999	2001	0	0	10.65	89.35	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2000												Heated Area: 2281														
Roof Structur	03	GABLE/HIP 100													HX Base Yr 2000														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	13	LVT/LAMNT 40																											
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	1,993	100	1,993	264,904																									
BAS	288	100	288	38,280																									
FGR	420	55	231	30,704																									
FOP	94	30	28	3,721																									
FOP	192	30	58	7,709																									
TOTALS			2,987		2,598	345,318																							
EXTRA FEATURES			1945 SEA OATS AVE, FERNANDINA BEACH																										
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905													
2	0810	CONCRETE A	0	100	0	0	645.00	SF	6.50	6.50	100	1999	1999	3	77	3,228													
3	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1999	1999	3	77	526													
4	0810	CONCRETE A	0	100	62	4	248.00	SF	6.50	6.50	100	2000	2000	3	79	1,273													
5	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	2000	2000	3	79	3,549													
6	0911	SCRN RM A	0	100	0	0	959.00	SF	17.50	17.50	100	2018	2018	3	82	13,762													
7	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2018	2018	3	87	35,200													
8	0855	CONC PAVER	0	100	0	0	483.00	SF	10.00	10.00	100	2018	2018	3	97	4,685													
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	82	1,640													
TOTAL OB/XF 66,768																													
LAND DESCRIPTION																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												
REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS																													