LOT 44
TIDEWATER @ OCEAN REACH #1
PB 6/46

IVENS MARY DONOVAN L/E/
1963 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0044-0000

BUILDING CHARACTERISTICS

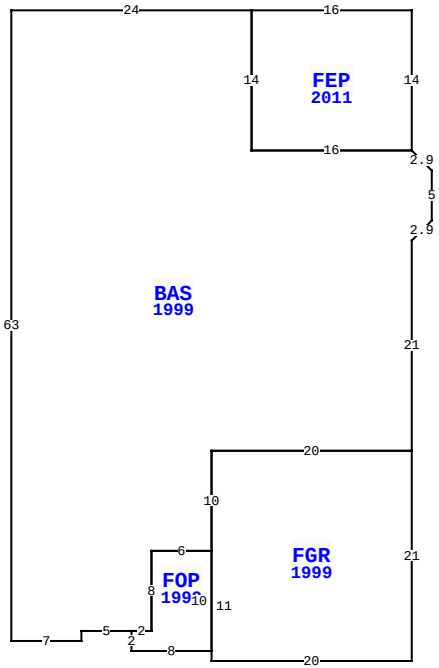
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1,869	256,264
FEP	224	80	179	24,543
FGR	420	55	231	31,673
FOP	64	30	19	2,605
TOTALS	2,577		2,298	315,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,298	124.6462	155.81	358,051	1999	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2007 Heated Area: 1869 HX Base Yr 2007



1963 WINDSWEPT OAK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		315,085
TOTAL MARKET OB/XF VALUE		6,539
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		571,624
SOH/AGL Deduction		307,881
ASSESSED VALUE		263,743
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		208,743
TOTAL JUST VALUE		571,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906009	NEW CONSTR	93,750	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1510	11/01/2023	LE	U	I	11	100
GRANTOR: IVENS MARY DONOVAN						
GRANTEE: DONOVAN RICHARD JOS						
1430/1394	7/25/2006	WD	Q	I		385,000
GRANTOR: GILCHRIST GRANT P & E						
GRANTEE: IVENS MARY						

BUILDING NOTES

EXTRA FEATURES

LN	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	618.00	SF	6.50	6.50	100	1999	1999	3	77	3,093	
3	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	1999	1999	3	77	541	

BUILDING DIMENSIONS

FEP=[YR=2011] W16 BAS=[YR=1999] W24 S63 E7 N1 E5
FOP=[YR=1999] S2 E8 N10 W6 S8 W2 $ E2 N8 E6 FGR=[YR=1999]
S11 E20 N21 W20 S10 $N10 E20 N21 R2 U2 N5 L2 U2 W16 N14 $
S14 E16 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 6,539

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS