

TIDEWATER @ OCEAN REACH #1
PB 6/46

1949 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms2100

Frame Stories Units Occupancy02WOOD FRAME 100
1. 100
0 100
00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2031.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7381001,738236,598

FGR5145528338,526

FOP6930212,859

FOP11430344,629

TOTALS2,4352,076282,611

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900012,076123.9700154.96321,697199819980012.1587.85

1 SNGL FAM - 100% - 2019Heated Area: 1738HX Base Yr 2019

BLD DATEXF DATELGL DATELAND DATEAG DATE

03/13/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE282,611

TOTAL MARKET OB/XF VALUE3,530

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE536,141

SOH/AGL Deduction232,448

ASSESSED VALUE303,693

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE253,693

TOTAL JUST VALUE536,141

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE453,628

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / IRSN CD SALE PRICE

2244/070312/18/2018WDQI01371,000

GRANTOR: LEIPA U MATTHEW J & EL

GRANTEE: DOWLING ROBERT J

1150/05487/02/2003WDQI202,000

GRANTOR: FALTEMIER THOMAS DANIEL

GRANTEE: LEIPA U MATTHEW J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 FOP=[YR=1998] N5 W20 D7 R7 E12 N2 E1 \$ W1 S2 W12 U7 L7 W4 D3 L3 S2 W16 S30 FGR=[YR=1998] S24 E22 N18 FOP=[YR=1998] E11 N4 W2 N5 W5 S4 S4 \$ N4 W7 N2 W15 \$ E15 S2 E11N5 E5 S5 E11 S4 E12 N36 \$.

EXTRA FEATURES

1949 WINDSWEEP OAK LN, FERNANDINA BEACH

LNOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01000628.00SF6.506.50100199819983753,062

20810CONCRETE A01003296.00SF6.506.5010019981998375468

LAND DESCRIPTION

TOTAL OB/XF3,530

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE05/22/2020BYDJATotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/06/2024 BY SYS