LOT 49
IN OR 1502/1114
TIDEWATER @ OCEAN REACH #1

TROSTLE RICHARD F & BONNIE S
1913 WINDSWEPT OAK LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0049-0000

BUILDING CHARACTERISTICS

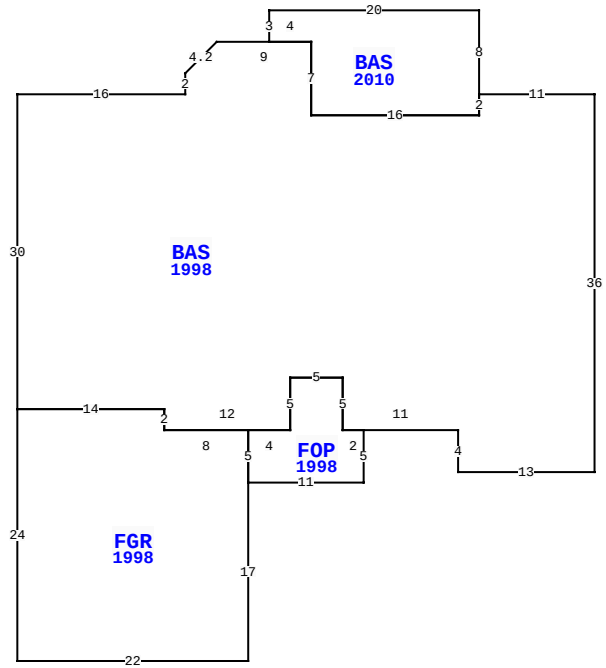
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,783	100	1,783	254,723
BAS	172	100	172	24,572
FGR	512	55	282	40,287
FOP	80	30	24	3,428
TOTALS	2,547		2,261	323,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	127.9145	159.89	361,511	1998	2001	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 2011 Heated Area: 1955 HX Base Yr 2011



1913 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		323,010
TOTAL MARKET OB/XF VALUE		9,289
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		582,299
SOH/AGL Deduction		315,627
ASSESSED VALUE		266,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,672
TOTAL JUST VALUE		582,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24305	REMODEL	800	01/01/2011
B22449	REMODEL	7,900	05/01/2009
B9805655	ADDITION	4,500	12/01/1998
B9704460	NEW CONSTR	88,064	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1114	5/31/2007	WD	Q	I		315,000
GRANTOR: O'BRIEN SARAH B P/R						
GRANTEE: TROSTLE RICHARD F &						
1273/1389	11/15/2004	WD	Q	I		248,000
GRANTOR: BAKER EDGAR & MARGARE						
GRANTEE: WAISANEN WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 BAS=[YR=2010] N8 W20 S3 E4 S7 E16 N2 $ S2 W16 N7 W9 D3 L3 S2 W16 S30 FGR=[YR=1998] S24 E22 N17 FOP=[YR=1998] E11 N5 W2 N5 W5 S5 W4 S5 $ N5 W8 N2 W14 $ E14 S2 E12 N5 E5 S5 E11 S4 E13 N36 $.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	628.00	SF	6.50	6.50	100	1998	1998	3	75	3,062	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1998	1998	3	75	468	
4	0855	CONC PAVER	0	100	0	0	454.00	SF	7.00	7.00	100	2011	2011	3	92	2,924	

LAND DESCRIPTION

TOTAL OB/XF 9,289

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