

LOT 50
TIDEWATER @ OCEAN REACH #1
PB 6/46

HILL JANET PAGE PHD TRUST/HILL JANET PAGE TRUSTEE
1901 WINDSWEPT OAK LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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

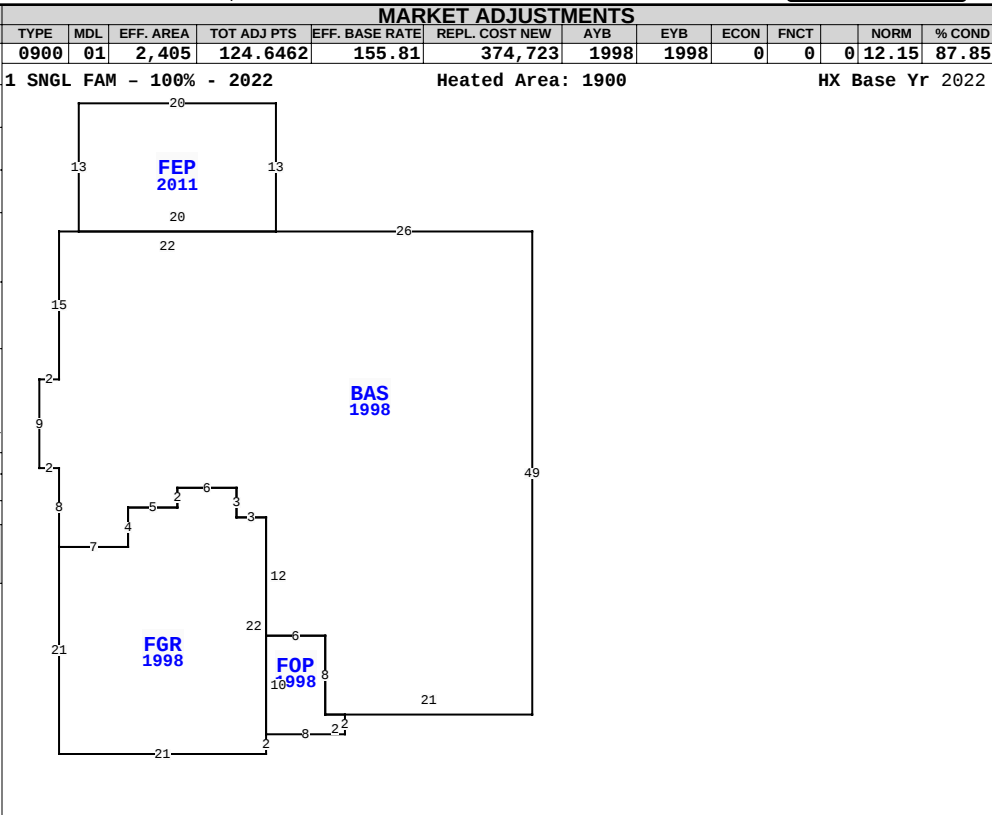
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1,900	260,070
FEP	260	80	208	28,470
FGR	506	55	278	38,052
FOP	64	30	19	2,600

TOTALS	2,730		2,405	329,194
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	622.00	SF	6.50
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00



BLD DATE		LGL DATE	03/13/2024
XF DATE		LAND DATE	MLU
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	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	622.00	SF	6.50	6.50	100	1998	1998	3	75	3,032	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1998	1998	3	75	161	

TOTAL OB/XF										6,028							
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				329,194	
TOTAL MARKET OB/XF VALUE				6,028	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				585,222	
SOH/AGL Deduction				72,256	
ASSESSED VALUE				512,966	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				457,966	
TOTAL JUST VALUE				585,222	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				500,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805286	ADDITION	2,500	08/01/1998
B9704459	NEW CONSTR	93,650	11/01/1997
B970687	REPAIR/RRF	0	11/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2713/925	5/22/2024	WD	U	I	11
GRANTOR: HILL JANET P					
GRANTEE: HILL JANET PAGE PHD					
2450/1517	4/02/2021	QC	U	I	11
GRANTOR: HILL JANET P					
GRANTEE: HILL JANET P					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W26 FEP=[YR=2011] N13 W20 S13 E20 \$ W22 S15 W2 S9 E2 S8 FGR=[YR=1998] S21 E21 N2 FOP=[YR=1998] E8 N2 W2 N8 W6 S10 \$ N22 W3 N3 W6 S2 W5 S4 W7 \$ E7 N4 E5 N2 E6 S3 E3 S12 E6 S8 E21 N49 \$.									