

LOT 51
TIDEWATER @ OCEAN REACH #1
PB 6/46

CURRENT LINDA & KELLY
1843 WINDSWEPT OAK LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0051-0000



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	2031.00
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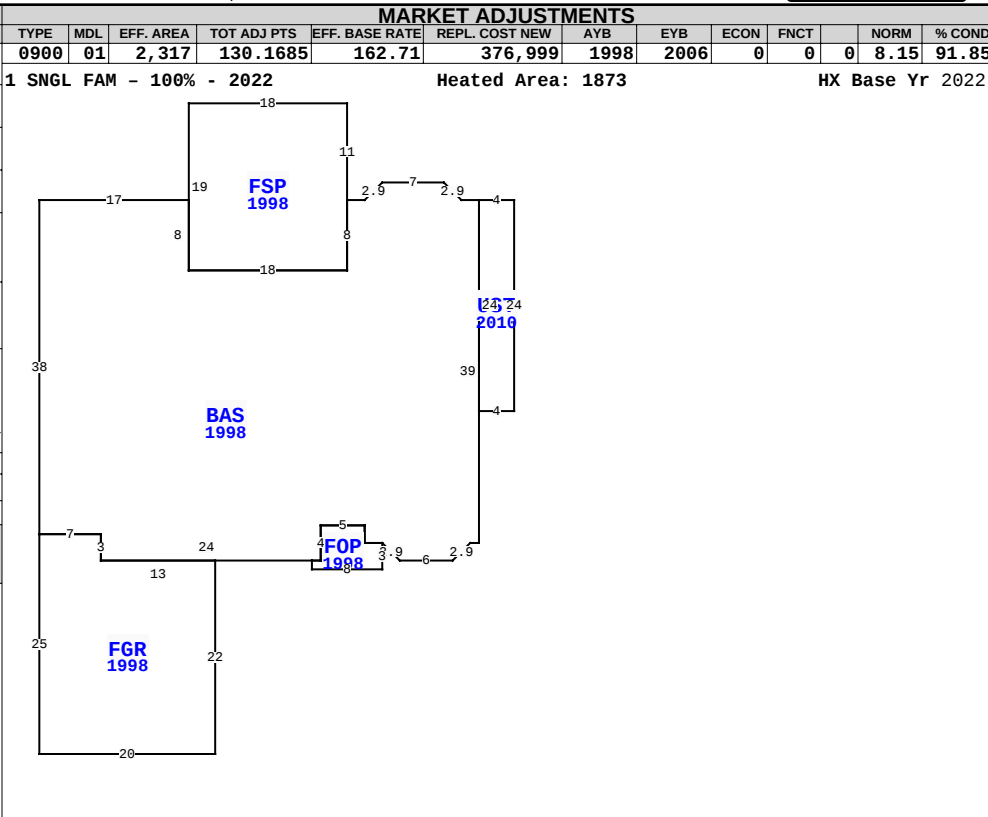
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	279,918
FGR	461	55	254	37,960
FOP	32	30	10	1,494
FSP	342	40	137	20,474
UST	96	45	43	6,427

TOTALS	2,804		2,317	346,274
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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	987.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	14.00	SF	6.50
4	0810	CONCRETE A	0	100	13	9	117.00	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	0003	RSF-2	0.00	0.00	1.00

REVIEW DATE	05/22/2020	BY	DJA
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1843 WINDSWEPT OAK LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	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	987.00	SF	6.50	6.50	100	1998	1998	3	75	4,812	
3	0810	CONCRETE A	0	100	0	0	14.00	SF	6.50	6.50	100	1998	1998	3	75	68	
4	0810	CONCRETE A	0	100	13	9	117.00	SF	6.50	6.50	100	1999	1999	3	77	586	

TOTAL OB/XF										8,301							
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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 8							
BUILDING MARKET VALUE										Tax Dist:							
TOTAL MARKET OB/XF VALUE										346,274							
TOTAL LAND VALUE - MARKET										8,301							
TOTAL MARKET VALUE										250,000							
SOH/AGL Deduction										73,934							
ASSESSED VALUE										530,641							
TOTAL EXEMPTION VALUE										HX HB							
BASE TAXABLE VALUE										50,000							
TOTAL JUST VALUE										480,641							
NCON VALUE										604,575							
INCOME VALUE										0							
PREVIOUS YEAR MKT VALUE										519,279							

AND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
250,000							

BUILDING NOTES									
BUILDING DIMENSIONS									
UST=[YR=2010] W4 BAS=[YR=1998] W2 U2 L2 W7 D2 L2 W2									
FSP=[YR=1998] N11 W18 S19 E18 N8 \$ S8 W18 N8 W17 S38									
FGR=[YR=1998] S25 E20 N22 W13 N3 W7 \$ E7 S3 E24 FOP=[YR=1998]									
S1 E8 N3 W2 N2 W5 S4 W1 \$ E1 N4 E5 S2 E2 D2 R2 E6 U2 R2 E1									
N39 \$ S24 E4 N24\$.									