

LOT 52
IN OR 1976/687
TIDEWATER @ OCEAN REACH #1

WEHMEYER JUSTIN M/MAMICH MICHELLE
1831 WINDSWEPT OAK LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0052-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 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	1,856	100	1,856	255,803
FGR	420	55	231	31,837
FOP	61	30	18	2,481
FSP	224	40	90	12,405
TOTALS	2,561		2,195	302,526

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1998
2	0810	CONCRETE A	0	100	0	0		729.00	SF 6.50	100	1998
3	0810	CONCRETE A	0	100	12	3		36.00	SF 6.50	100	1998

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,195	122.2795	152.85	335,506	1998	2003	0	0	9.83	90.17
1 SNGL FAM - 100% - 2016 Heated Area: 1856 HX Base Yr 2016											
1831 WINDSWEPT OAK LN, FERNANDINA BEACH											
BLD DATE: 03/13/2024 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		302,526	
TOTAL MARKET OB/XF VALUE		6,565	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		559,091	
SOH/AGL Deduction		268,077	
ASSESSED VALUE		291,014	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		241,014	
TOTAL JUST VALUE		559,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804654	NEW CONSTR	92,700	02/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1976/0687	4/24/2015	WD Q	I	I	01	295,000	
GRANTOR: TRENT JOHN E & DOROTH							
GRANTEE: WEHMEYER JUSTIN M &							
1464/0075	12/07/2006	WD Q	I	I		305,000	
GRANTOR: VALERO HARLEY L & IMO							
GRANTEE: TRENT JOHN E & DORO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W24 FSP=[YR=1998] W16 S14 E16 N14 \$ S14 W16 S30 FGR=[YR=1998] S21 E20 FOP=[YR=1998] E7 N3 W2 N8 W5 S11 \$ N21 W20 \$ E20 S10 E5 S8 E15 N62 \$.											