LOT 53
TIDEWATER @ OCEAN REACH #1
PB 6/46

GUNN ARTHUR CARL
1804 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

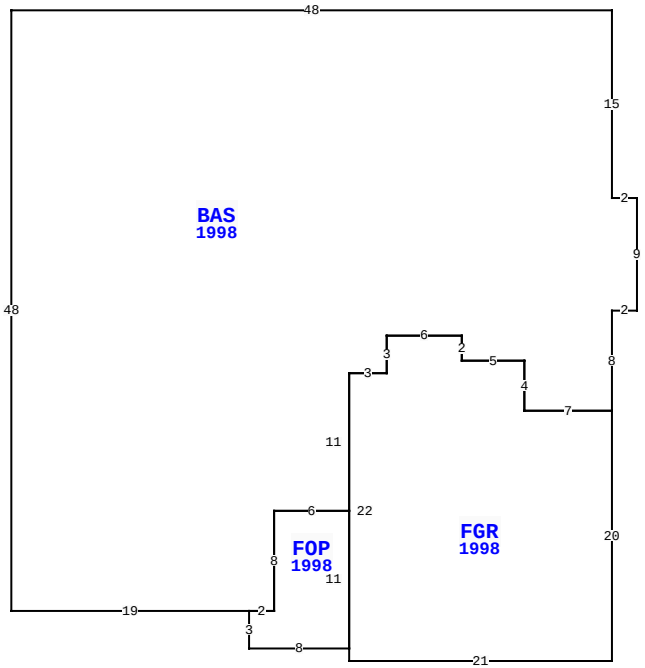
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,873	100	1,873	258,146
FGR	485	55	267	36,799
FOP	72	30	22	3,032
TOTALS	2,430		2,162	297,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	122.2795	152.85	330,462	1998	2003	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2003 Heated Area: 1873 HX Base Yr 2003



1804 SEA OATS AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		297,978
TOTAL MARKET OB/XF VALUE		10,008
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		557,986
SOH/AGL Deduction		318,531
ASSESSED VALUE		239,455
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		184,455
TOTAL JUST VALUE		557,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805090	NEW CONSTR	93,650	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2589/1338	9/07/2022	FJ	U	I	11	0
GRANTOR: MESSLER PAMELA EST						
GRANTEE: GUNN ARTHUR CARL						
1528/0545	1/02/2007	QC	U	I	01	100
GRANTOR: MESSLER TERRY						
GRANTEE: MESSLER PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 N15 W48 S48 E19 FOP=[YR=1998] S3 E8
FGR=[YR=1998] S1 E21 N20 W7 N4 W5 N2 W6 S3 W3 S22 $ N11 W6 S8 W2 $ E2 N8 E6 N11 E3 N3 E6 S2 E5 S4 E7 N8 E2 N9 $.

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	685.00	SF	6.50	6.50	100	1998	1998	3	75	3,339	
3	0810	CONCRETE A	0	100	0	0	123.00	SF	6.50	6.50	100	1998	1998	3	75	600	
4	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	1999	1999	3	77	3,234	

LAND DESCRIPTION

TOTAL OB/XF 10,008

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 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS