

LOT 55
TIDEWATER @ OCEAN REACH #1
PB 6/46

HASTINGS ELIZABETH L TRUST/HASTINGS ELIZABETH L TR
1820 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0055-0000



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 Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	2,090	100	2,090	281,124
FGR	464	55	255	34,300
FOP	72	30	22	2,959
FOP	95	30	28	3,766
USP	205	30	62	8,340
TOTALS	2,926		2,457	330,489

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	3,500.00	100	1999
2	0810	CONCRETE A	0 100	0	0	606.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0 100	41	3	123.00	SF	6.50	6.50	100	1999

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

1 SNGL FAM - 100% - 2020

Heated Area: 2090

HX Base Yr 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/13/2024 MLU

TOTAL OB/XF											
6,554											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		330,489	
TOTAL MARKET OB/XF VALUE		6,554	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		587,043	
SOH/AGL Deduction		252,810	
ASSESSED VALUE		334,233	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		284,233	
TOTAL JUST VALUE		587,043	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		502,997	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805345	NEW CONSTR	104,450	09/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/0551	7/09/2020	WD	U	I	11	100
GRANTOR: HASTINGS ELIZABETH L						
GRANTEE: HASTINGS ELIZABETH						
2258/0362	2/22/2019	SW	Q	I	02	370,000
GRANTOR: TRUMAN 2016 SC6 TITLE						
GRANTEE: HASTINGS ELIZABETH						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W25 USP=[YR=2011] N5 W30 S10 E11FOP=[YR=1999] E19 N5 W19 S5 \$ N5 E19 \$ S5 W30 S33 E13 S2 E11 FOP=[YR=1999] S2 E11 N6 W5 N2 W5 S6 W1 \$ E1 N6 E5 S2 E5 S8 FGR=[YR=1999] S25 E20 N22 W12 N3 W8 \$ E8 S3 E12 N47 \$.											