LOT 56
TIDEWATER @ OCEAN REACH #1
PB 6/46

BOLDEN FAMILY TRUST/BOLDEN JACOB CRESS TRUSTEE
1910 SEA OATS AV
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

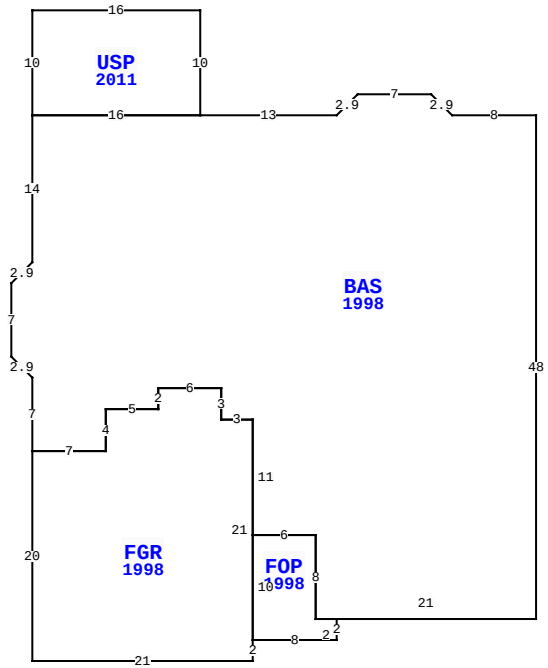
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,891	100	1,891	266,205
FGR	485	55	267	37,587
FOP	64	30	19	2,674
USP	160	30	48	6,757
TOTALS	2,600		2,225	313,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	124.6462	155.81	346,677	1998	2003	0	0	0	9.65	90.35

1 SNGL FAM – 100% - 2012 Heated Area: 1891 HX Base Yr 2012



1910 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		313,223
TOTAL MARKET OB/XF VALUE		6,023
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		569,246
SOH/AGL Deduction		311,307
ASSESSED VALUE		257,939
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,939
TOTAL JUST VALUE		569,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805049	NEW CONSTR	94,550	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/1537	12/19/2023	WD	U	I	11	100
GRANTOR: BOLDEN JACOB C						
GRANTEE: BOLDEN FAMILY TRUST						
1768/0286	11/30/2011	PR	U	I	19	202,000
GRANTOR: RUYSSCHAERT E P/R FOR						
GRANTEE: BOLDEN JACOB C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 U2 L2 W7 D2 L2 W13 USP=[YR=2011] N10 W16 S10 E16 $ W16 S14 L2 D2 S7 R2 D2 S7 FGR=[YR=1998] S20 E21 N2 FOP=[YR=1998] E8 N2 W2 N8 W6 S10 $ N21 W3 N3 W6 S2 W5 S4 W7$ E7 N4 E5 N2 E6 S3 E3 S11 E6 S8 E21 N48 $.

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	624.00	SF	6.50	6.50	100	1998	1998	3	75	3,042	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1998	1998	3	75	146	

LAND DESCRIPTION

TOTAL OB/XF 6,023

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