

LOT 59
IN OR 1638/860
TIDEWATER @ OCEAN REACH #1

BAKER LINDA B & JERRY R
1938 SEA OATS AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-085T-0059-0000



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	08	SHT VINYL 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	1,996	100	1,996	261,066
FGR	394	55	217	28,382
FOP	34	30	10	1,308
FOP	112	30	34	4,447
USP	154	30	46	6,017
TOTALS	2,690		2,303	301,221

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	623.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,303	119.3493	149.19	343,585	1998	1998	0	0	12.33	87.67	
1 SNGL FAM - 100% - 2010 Heated Area: 1996 HX Base Yr 2010												
1938 SEA OATS AVE, FERNANDINA BEACH												
BLD DATE: 03/13/2024 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		301,221	
TOTAL MARKET OB/XF VALUE		3,564	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		554,785	
SOH/AGL Deduction		300,350	
ASSESSED VALUE		254,435	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		204,435	
TOTAL JUST VALUE		554,785	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213042	ROOF	8,000	08/01/2012
B23474	ADDITION	2,811	04/01/2010
B9805017	NEW CONSTR	96,500	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1638/0860	9/08/2009	WD Q	Q	I	01
GRANTOR: AGONIS GLENNA FISHER					
GRANTEE: BAKER LINDA B & JER					
0849/1640	9/23/1998	WD Q	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: FISHER GLENNA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W16 USP=[YR=2010] N11 W14 S11 E14 \$ FOP=[YR=1998] W14 S8 E14 N8 \$ S8 W14 N8 W3 U2 L2 W7 D2 L2 W3 S44 E10 FOP=[YR=1998] S2 E8 N2 U3 L2 W4 D3 L2 \$ U3 R2 E4 D3 R2 E10 FGR=[YR=1998] S22 E19 N18 W6 N4 W13 \$ E13 S4 E6 N10 U2 R2 N6 U2 L2 N28 \$.											