

LOT 1
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

BOWERS MELANIE &/SULLIVAN LUKE STEPHAN
2874 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

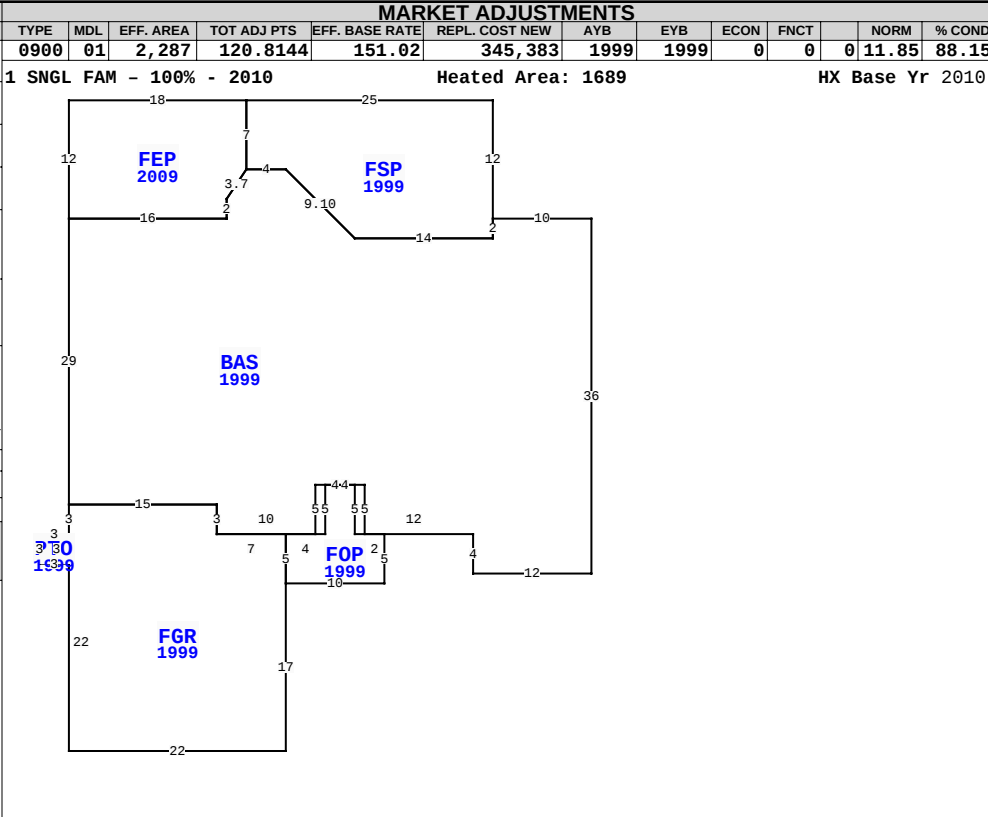
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC 2031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	224,847
FEP	209	80	167	22,231
FGR	529	55	291	38,739
FOP	70	30	21	2,795
FSP	298	40	119	15,841
PTO	9	5	0	0

TOTALS	2,804		2,287	304,455
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	610.00	SF	6.50	
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	
4	0851	PATIO STON	0 100	0	0	294.00	SF	0.75	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00



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

L N	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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0 100	0	0	610.00	SF	6.50	6.50	100	1999	1999	3	77	3,053	
3	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	1999	1999	3	77	405	
4	0851	PATIO STON	0 100	0	0	294.00	SF	0.75	0.75	100	2005	2005	3	86	190	

TOTAL OB/XF										6,553						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				304,455	
TOTAL MARKET OB/XF VALUE				6,553	
TOTAL LAND VALUE - MARKET				275,000	
TOTAL MARKET VALUE				586,008	
SOH/AGL Deduction				315,778	
ASSESSED VALUE				270,230	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				215,230	
TOTAL JUST VALUE				586,008	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				495,555	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905865	NEW CONSTR	87,494	03/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2359/0566	3/30/2020	QC	U	I	11
GRANTOR: BOWERS MELANIE & LUKE					
GRANTEE: BOWERS MELANIE & LU					
1626/0980	6/12/2009	WD	Q	I	01
GRANTOR: HOLDEN-DODGE SUSAN P/					
GRANTEE: BOWERS MELANIE					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1999] W10 FSP=[YR=1999] N12 W25 FEP=[YR=2009] W18 S12 E16 N2 R2 U3 N7S7 E4 D7 R7 E14 N2S2 W14 U7 L7 W4 D3 L2 S2 W16 S29 FGR=[YR=1999] S3 PTO=[YR=1999] W3 S3 E3 N3 \$ S22 E22 N17 FOP=[YR=1999] E10 N5 W2 N5 W4 S5 W4 S5 \$ N5 W7 N3 W15 \$ E15 S3 E10 N5 E4 S5 E12 S4 E12 N36 \$.									