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

VOGEL RICHARD W & HEIDRUN S
2880 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

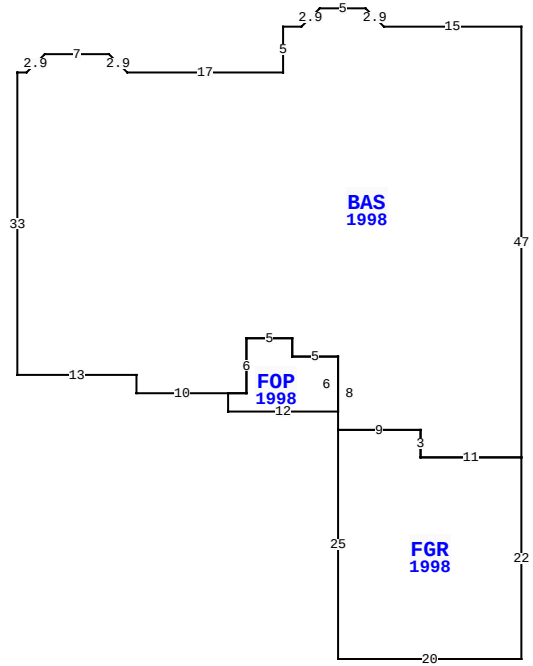
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,124	100	2,124	298,436
FGR	467	55	257	36,110
FOP	74	30	22	3,091
TOTALS	2,665		2,403	337,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,403	128.0272	160.03	384,552	1998	1998	0	0	0	12.20	87.80

1 SNGL FAM – 100% - 2021 Heated Area: 2124 HX Base Yr 2021



2880 TIDEWATER ST, 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		337,637
TOTAL MARKET OB/XF VALUE		7,739
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		620,376
SOH/AGL Deduction		256,810
ASSESSED VALUE		363,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,566
TOTAL JUST VALUE		620,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805321	NEW CONSTR	106,050	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1457	3/25/2020	WD	Q	I	02	385,000
GRANTOR: COLLINS CHRISTOPHER &						
GRANTEE: VOGEL RICHARD W & H						
1760/0946	10/14/2011	WD	Q	I	02	277,000
GRANTOR: DUPERROUZEL PETER E &						
GRANTEE: COLLINS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 U2 L2 W5 D2 L2 W2 S5 W17 U2 L2 W7 D2 L2 W1 S33 E13 S2 E10 FOP=[YR=1998] S2 E12 N6 W5 N2 W5S6 W2$ E2 N6 E5 S2 E5 S8 FGR=[YR=1998] S25 E20 N22 W11 N3 W9$ E9 S3 E11 N47 $.

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	658.00	SF	6.50	6.50	100	1998	1998	3	75	3,208	
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1998	1998	3	75	570	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	75	78	
5	0755	FSP	0	100	11	20	220.00	SF	20.00	20.00	100	2000	2000	3	20	880	
6	0754	FOP	0	100	8	7	56.00	SF	15.00	15.00	100	2000	2000	3	20	168	

LAND DESCRIPTION

TOTAL OB/XF 7,739

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	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	275,000							

REVIEW DATE 05/27/2020 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS