

LOT 3
IN OR 1957/797
TIDEWATER @ OCEAN REACH #2

CLARKE WILLIAM H & STACY C
212 W BERKSWELL DR
ST JOHNS, FL 32259

2024

00-00-30-085U-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1,846	254,117
FGR	475	55	261	35,928
FOP	183	30	55	7,572
FOP	210	30	63	8,672

TOTALS	2,714		2,225	306,289
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	617.00	SF	6.50
3	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50

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	1999	1999	0	0	0	11.65
1 SNGL FAM - 0% - 0 Heated Area: 1846 HX Base Yr											
2888 TIDEWATER ST, 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			306,289
TOTAL MARKET OB/XF VALUE			6,519
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			587,808
SOH/AGL Deduction			143,003
ASSESSED VALUE			444,805
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			444,805
TOTAL JUST VALUE			587,808
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			497,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615139	ROOF	9,800	07/01/2016
B9805483	NEW CONSTR	92,806	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/0797	12/31/2014	QC	U	I	11	100
GRANTOR: CLARKE WILLIAM HAGEN						
GRANTEE: CLARKE WILLIAM HAGE						
0878/0600	4/09/1999	WD	Q	I		163,600
GRANTOR: BEAZER HOMES CORP D/B						
GRANTEE: CLARKE WILLIAM HAGE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W1 U2 L2 W7 D2 L2 W2 U2 L2 W5 D2 L2 FOP=[YR=1999] N10 W21 S10 E21\$ W32 S36 E12 FOP=[YR=1999] S4 E23 FGR=[YR=1999] S16 E20 N26 W5 S3 W15S7 \$ N7 W14 N4 W7 S7 W2 \$ E2 N7 E7 S4E29 N3 E5 N30 \$.									

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	0	0003	RSF-2	0.00	0.00	1.00