

LOT 4
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

MARANTO HELYN D
2896 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0004-0000



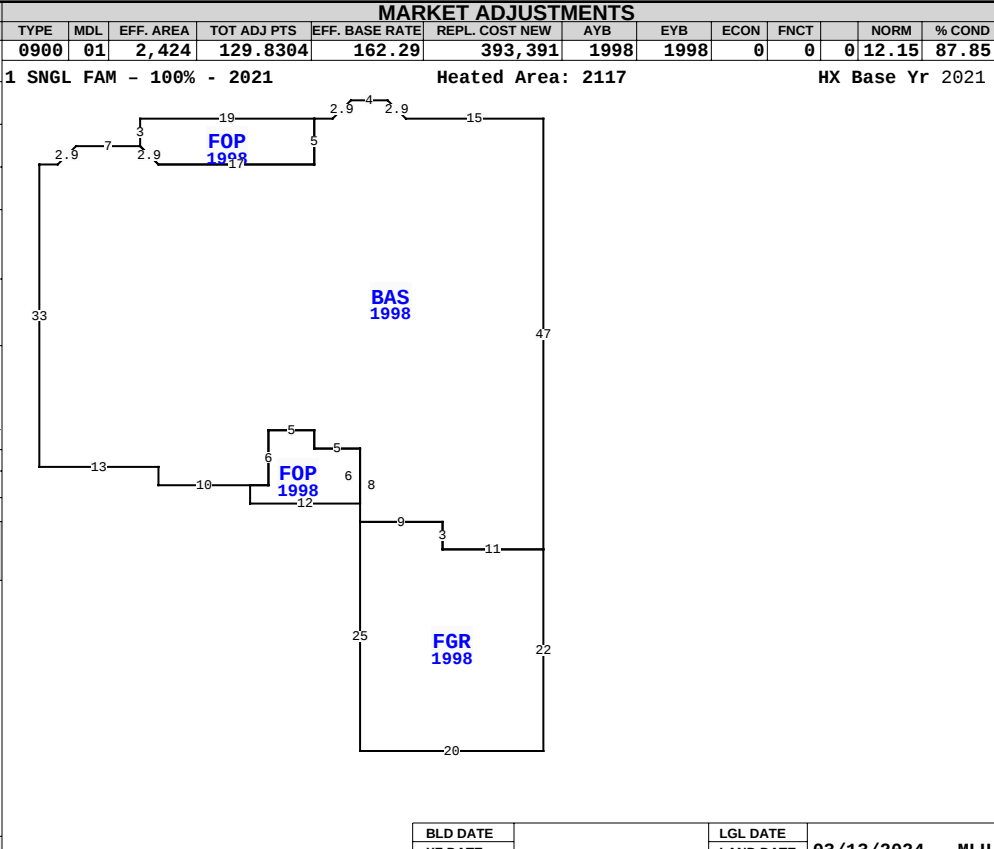
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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	2,117	100	2,117	301,824
FGR	467	55	257	36,641
FOP	74	30	22	3,136
FOP	93	30	28	3,992
TOTALS	2,751		2,424	345,594

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
2	0810	CONCRETE A	0 100	0	0	1.011.00	SF	6.50	6.50	100	1998
3	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100	0003	RSF-2	0.00	0.00	1.00	LT	



2896 TIDEWATER ST, FERNANDINA BEACH											
TOTAL OB/XF 7,896											

TOTAL OB/XF 7,896											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100	0003	RSF-2	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			345,594
TOTAL MARKET OB/XF VALUE			7,896
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			628,490
SOH/AGL Deduction			212,836
ASSESSED VALUE			415,654
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			365,654
TOTAL JUST VALUE			628,490
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805300	NEW CONSTR	105,950	08/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2366/1682	6/02/2020	WD Q	I	01	
GRANTOR: CREWS WILLIAM O & JAN					
GRANTEE: MARANTO HELYN D					
0959/1560	11/28/2000	WD Q	I		
GRANTOR: RYAN JOHN MICHAEL & R					
GRANTEE: CREWS WILLIAM O & J					

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

BUILDING DIMENSIONS											
BAS=[YR=1998] W15 U2 L2 W4 D2 L2 W2 FOP=[YR=1998] W19 S3 R2 D2 E17 N5\$ S5 W17 U2 L2 W7 D2 L2 W2 S33 E13 S2 E10 FOP=[YR=1998] S2 E12 N6 W5 N2 W5S6 W2\$ E2 N6 E5 S2 E5 S8FGR=[YR=1998] S25 E20 N22 W11 N3 W9\$ E9 S3 E11 N47 \$.											