LOT 5
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

WESSEL THEODORE & ROSALIE L/E/
2900 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

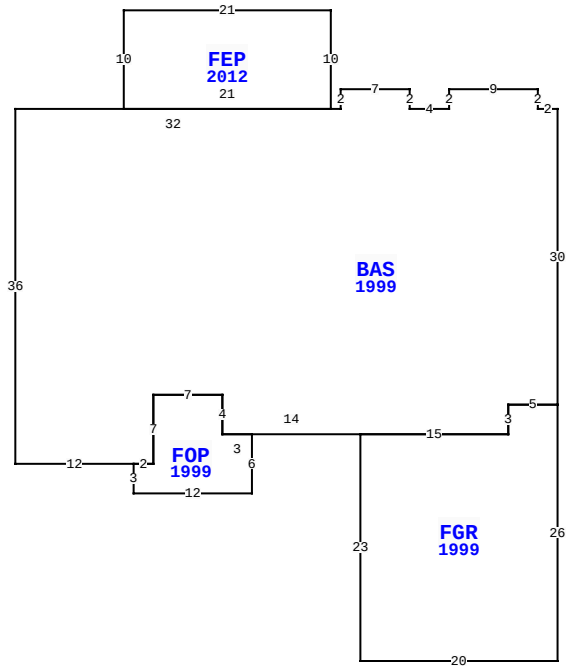
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	1,846	255,835
FEP	210	80	168	23,283
FGR	475	55	261	36,172
FOP	94	30	28	3,881
TOTALS	2,625		2,303	319,171

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	122.2795	152.85	352,014	1999	2004	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2002 Heated Area: 1846 HX Base Yr 2002



2900 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		319,171
TOTAL MARKET OB/XF VALUE		3,609
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		597,780
SOH/AGL Deduction		350,840
ASSESSED VALUE		246,940
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,940
TOTAL JUST VALUE		597,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805346	NEW CONSTR	92,350	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0768	3/05/2021	QC	U	I	11	100
GRANTOR: WESSEL THEODORE & ROS						
GRANTEE: WESSEL GREGORY & BE						
2398/1131	9/22/2020	QC	U	I	11	100
GRANTOR: WESSEL THEODORE & ROS						
GRANTEE: WESSEL THEODORE & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 N2 W9 S2 W4 N2 W7 S2 W1 FEP=[YR=2012] N10 W21 S10 E21 $ W32 S36 E12 FOP=[YR=1999] S3 E12 N6 W3 N4 W7 S7 W2 $ E2 N7 E7 S4 E14 FGR=[YR=1999] S23 E20 N26 W5 S3 W15 $ E15 N3 E5 N30 $.

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	0810	CONCRETE A	0	100	0	0	616.00	SF	6.50	6.50	100	1999	1999	3	77	3,083	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1999	1999	3	77	526	

LAND DESCRIPTION

TOTAL OB/XF 3,609

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 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS