

LOT 7
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

KELLEY WALTER M JR
PO BOX 17103
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0007-0000



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	2,001	100	2,001	268,141
FGR	435	55	239	32,027
FOP	52	30	16	2,144
FOP	260	30	78	10,452
TOTALS	2,748		2,334	312,764

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	464.00	SF	6.50	
3	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	
4	0861	POOL GUNIT	0 100	0	0	290.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	701.00	SF	7.25	
6	0910	SCRN RM L	0 100	0	0	862.00	SF	15.00	

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,334	122.2795	152.85	356,752	1998	1998	0	0
1 SNGL FAM - 100% - 2020									
Heated Area: 2001									
HX Base Yr 2020									
2920 TIDEWATER ST, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
03/13/2024 MLU									

TOTAL OB/XF									
18,741									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		312,764	
TOTAL MARKET OB/XF VALUE		18,741	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		606,505	
SOH/AGL Deduction		252,885	
ASSESSED VALUE		353,620	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		303,620	
TOTAL JUST VALUE		606,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		516,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108435	XFOB	6,000	06/01/2001
B0108234	SWIM POOL	16,600	04/01/2001
B9805166	NEW CONSTR	97,800	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2258/0938	3/01/2019	WD Q	Q	I	02
GRANTOR: MCGLORY GRETCHEN L					
GRANTEE: KELLEY WALTER M JR					
0857/0157	11/30/1998	WD Q	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: MCGLORY JOSEPH EDWA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1998] W26 S18 W3 FOP=[YR=1998] W26 S10 E26 N10 \$ S10					
W26 S30 E17 FOP=[YR=1998] E8 N2 W2 N6 W6 S8 \$ N8 E6 S6 E12					
FGR=[YR=1998] S7 E20 N26 W6 S6 W13 S1 W1 S12 \$ N12 E1 N1 E13					
N6 E6 N37 \$.					