LOT 8
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

GIBLIN SHANNON L
100 E 14TH ST #1601
CHICAGO, IL 60605

**2024**

**00-00-30-085U-0008-0000**

## BUILDING CHARACTERISTICS

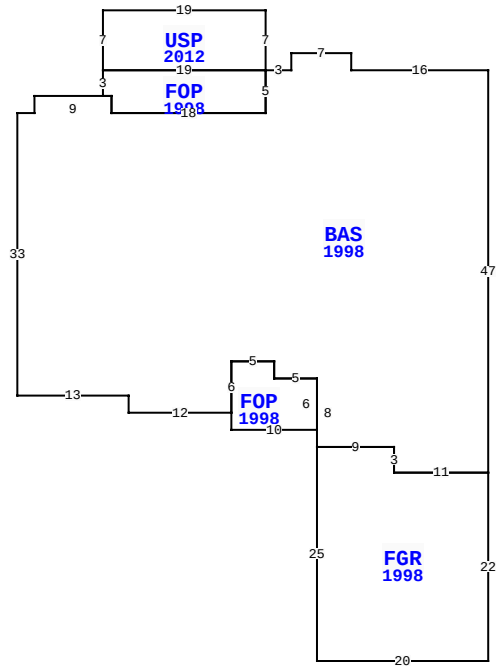
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 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 | 284,843 |
| FGR | 467 | 55 | 257 | 34,465 |
| FOP | 70 | 30 | 21 | 2,816 |
| FOP | 93 | 30 | 28 | 3,755 |
| USP | 133 | 30 | 40 | 5,364 |
| TOTALS | 2,887 | | 2,470 | 331,244 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,470 | 119.0112 | 148.76 | 367,437 | 1998 | 2003 | 0 | 0 | 0 | 9.85 | 90.15 |

1 SNGL FAM – 0% - 0 Heated Area: 2124 HX Base Yr




2928 TIDEWATER ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/13/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 331,244 |
| TOTAL MARKET OB/XF VALUE | 5,789 |
| TOTAL LAND VALUE - MARKET | 275,000 |
| TOTAL MARKET VALUE | 612,033 |
| SOH/AGL Deduction | 154,194 |
| ASSESSED VALUE | 457,839 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 457,839 |
| TOTAL JUST VALUE | 612,033 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 520,384 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9805344 | NEW CONSTR | 106,050 | 09/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2302/0704 | 8/29/2019 | WD | Q | I | 01 | 455,000 |
| GRANTOR: GROOTHUIZEN JOHN & MO | | | | | | |
| GRANTEE: GIBLIN SHANNON L | | | | | | |
| 1973/0001 | 4/09/2015 | WD | Q | I | 01 | 316,500 |
| GRANTOR: ROGGIE WAYNE A & LISA | | | | | | |
| GRANTEE: GROOTHUIZEN JOHN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W16 N2 W7 S2 W3 USP=[YR=2012] N7 W19 S7 FOP=[YR=1998] S3 E1 S2 E18 N5 W19 $ E19 $ S5 W18 N2 W9 S2 W2 S33 E13 S2 E12 FOP=[YR=1998] S2 E10 N6 W5 N2 W5 S6 $ 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 81 | 2,835 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 495.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 2,413 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 111.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 541 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,789

| 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 | 0 | | 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