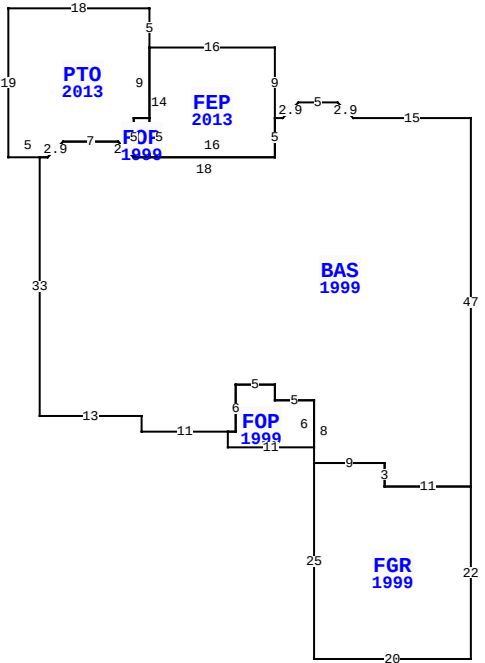


ORTEGA DONALD S & DEBORAH S
2936 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												PAGE 1 of 1				8					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	16	WD FR STUC 100	0900	01	2,596	120.9984	151.25	392,645	1999	2004	0	0	0	9.50	90.50	VALUATION BY												STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022												Heated Area: 2119												HX Base Yr 2022											
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	2,119	100	2,119	290,052																																		
FEP	224	80	179	24,502																																		
FGR	467	55	257	35,178																																		
FOP	10	30	3	411																																		
FOP	72	30	22	3,012																																		
PTO	314	5	16	2,190																																		
TOTALS		3,206		2,596		355,344																																
EXTRA FEATURES					2936 TIDEWATER ST, FERNANDINA BEACH																																	
					BLD DATE										LGL DATE										03/13/2024				MLU									
					XF DATE										LAND DATE																							
					INC DATE										AG DATE																							
L N	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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905																							
2	0810	CONCRETE A	0 100	0	0	784.00	SF	6.50	6.50	100	1999	1999	3	77	3,924																							
3	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	1999	1999	3	77	135																							
4	0855	CONC PAVER	0 100	0	0	130.00	SF	7.00	7.00	100	2000	2000	3	79	719																							
5	0911	SCRN RM A	0 100	0	0	314.00	SF	17.50	17.50	100	2013	2013	3	60	3,297																							