

LOT 11
IN OR 1262/1685
TIDEWATER @ OCEAN REACH #2

COLEMAN KIMBERLY J
2954 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0011-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
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	2,087	100	2,087	276,202
FGR	467	55	257	34,012
FOP	95	30	28	3,706
FSP	74	40	30	3,971
PTO	315	5	16	2,118
USP	150	30	45	5,955

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,463	120.9984	151.25	372,529	1998	1998	0	0	0	12.50	87.50

1 SNGL FAM - 100% - 2005