LOT 12
IN OR 1591/1944
TIDEWATER @ OCEAN REACH #2

RUSSELL LVG TRUST/RUSSELL WILLIAM G JR TRUSTEE
2958 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0012-0000

BUILDING CHARACTERISTICS

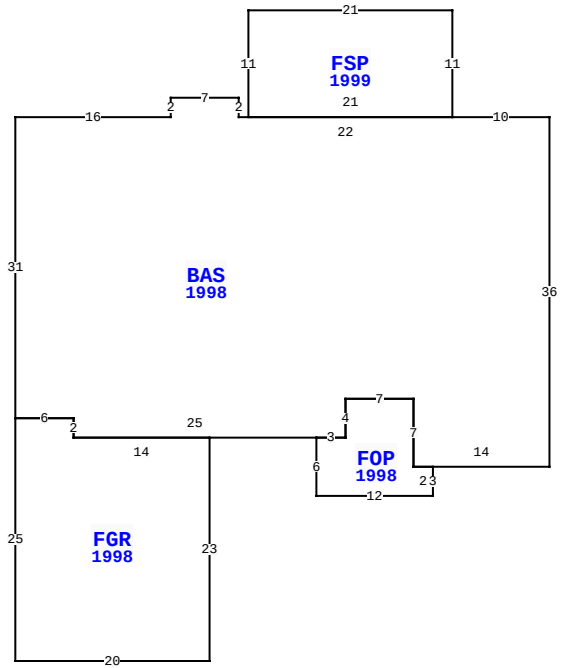
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,831	100	1,831	252,994
FGR	472	55	260	35,925
FOP	94	30	28	3,869
FSP	231	40	92	12,712
TOTALS	2,628		2,211	305,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	122.6176	153.27	338,880	1998	2003	0	0	0	9.85	90.15

1 SNGL FAM – 100% - 1999 Heated Area: 1831 HX Base Yr 1999



2958 TIDEWATER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		305,500
TOTAL MARKET OB/XF VALUE		5,497
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		560,997
SOH/AGL Deduction		357,292
ASSESSED VALUE		203,705
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		148,705
TOTAL JUST VALUE		560,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805302	NEW CONSTR	91,450	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1591/1944	11/04/2008	WD	U	I	01	100
GRANTOR: RUSSELL WILLIAM G JR						
GRANTEE: RUSSELL WILLIAM G J						
0861/0877	1/05/1999	WD	U	I	21	141,400
GRANTOR: BEAZER HOMES CORP						
GRANTEE: RUSSELL WM JR & PEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 FSP=[YR=1999] N11 W21 S11 E21 $ W22 N2 W7 S2 W16 S31 FGR=[YR=1998] S25 E20 N23 W14 N2 W6 $ E6 S2 E25 FOP=[YR=1998] S6 E12 N3 W2 N7 W7 S4 W3 $ E3 N4 E7 S7 E14 N36 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	423.00	SF	6.50	6.50	100	1998	1998	3	75	2,062	
3	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1998	1998	3	75	600	

LAND DESCRIPTION

TOTAL OB/XF 5,497

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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS