LOT 15
IN OR 939/893
TIDEWATER @ OCEAN REACH #2

GRIFFIN ROSALIND W TRUST/GRIFFIN ROSALIND W TRUSTE
PO BOX 15877
FERNANDINA BEACH, FL 32035-3115

2024

00-00-30-085U-0015-0000

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		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

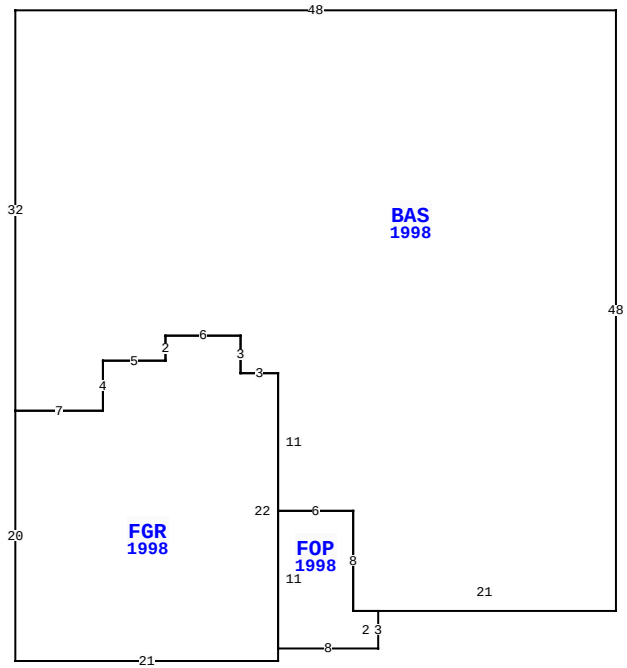
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	1,855	260,125
FGR	485	55	267	37,441
FOP	72	30	22	3,085
TOTALS	2,412		2,144	300,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,144	124.6462	155.81	334,057	1998	2003	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2006 Heated Area: 1855 HX Base Yr 2006



2951 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		300,651
TOTAL MARKET OB/XF VALUE		7,616
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		558,267
SOH/AGL Deduction		305,402
ASSESSED VALUE		252,865
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		152,865
TOTAL JUST VALUE		558,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805322	NEW CONSTR	92,750	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0939/0893	7/06/2000	WD	U	I	06	100
GRANTOR: GRIFFIN ROSALIND W						
GRANTEE: GRIFFIN ROSALIND W						
0923/1452	3/10/2000	WD	U	I	01	100
GRANTOR: WISENBAKER LUIE A III						
GRANTEE: GRIFFIN ROSALIND W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S32 FGR=[YR=1998] S20 E21 N1 FOP=[YR=1998] E8 N3 W2 N8 W6 S11 $ N22 W3 N3 W6 S2 W5 S4 W7 $ E7 N4 E5 N2 E6 S3 E3 S11 E6 S8 E21 N48 $.

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	515.00	SF	6.50	6.50	100	1998	1998	3	75	2,511	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1998	1998	3	75	146	
4	0855	CONC PAVER	0	100	0	0	384.00	SF	7.00	7.00	100	2000	2000	3	79	2,124	

LAND DESCRIPTION

TOTAL OB/XF 7,616

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