

LOT 16 IN OR 886/928
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

REECE KENNETH A & BARBARA J
2943 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	17 PRECAST CN 90
Interior Floor	08 SHT VINYL 10
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
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	326,735
FGR	436	55	240	37,449
FOP	54	30	16	2,496
FSP	265	40	106	16,540

TOTALS	2,849	2,456	383,219
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	614.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50
4	0861	POOL GUNIT	0 100	21	20	420.00	SF	85.00	85.00
5	0845	KOOL DECK	0 100	0	0	336.00	SF	8.70	8.70
6	0911	SCRN RM A	0 100	27	28	756.00	SF	17.50	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	08/02/2022	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,456	137.6688	172.09	422,653	1999	2004	0	0
1 SNGL FAM - 100% - 2000									
Heated Area: 2094									
HX Base Yr									

2943 TIDEWATER ST, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/13/2024 MLU									

TOTAL OB/XF									
30,147									

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		383,219	
TOTAL MARKET OB/XF VALUE		30,147	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		663,366	
SOH/AGL Deduction		66,958	
ASSESSED VALUE		596,408	
TOTAL EXEMPTION VALUE		13	596,408
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		663,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		579,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19194	ADDITION	7,110	12/01/2006
B18723	SWIM POOL	44,250	10/01/2006
B9805665	NEW CONSTR	104,900	12/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0886/0928	6/10/1999	WD	Q	I		149,500	
GRANTOR: PANITZ HOMES							
GRANTEE: REECE KENNETH A & B							
0859/0889	12/17/1998	WD	U	V	09	75,000	
GRANTOR: OCEAN REACH JOINT VEN							
GRANTEE: PANITZ HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2007] W29 BAS=[YR=1999] N23 W26 S41 FGR=[YR=1999] S26 E20 N20 W14 N6 W6\$ E6 S6 E14 S13 E10 FOP=[YR=1999] S3 E8 N8 W6 S5 W2 \$ E2 N5 E6 S8 E17 N30 W26 N7 L3 U3 \$ D3 R3 S7 E26 N10 \$.									