

LOT 18
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

CARTER BARBARA F
2927 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0018-0000



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	14	CARPET 80
Interior Floor	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
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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	1,946	100	1,946	269,694
FGR	435	55	239	33,123
FOP	52	30	16	2,218
PTO	110	5	6	831
USP	150	30	45	6,236
TOTALS	2,693		2,252	312,102

EXTRA FEATURES		
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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	617.00	SF	6.50	6.50	100	1999	1999	3	77	3,088	
3	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	77	360	
4	0911	SCRN RM A	0 100	0	0	110.00	SF	17.50	17.50	100	1999	1999	3	20	385	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,252	122.2795	152.85	344,218	1999	2004	0	0	0	9.33	90.67

1 SNGL FAM - 100% - 2000

Heated Area: 1946

HX Base Yr 2000

The diagram shows a floor plan with three main areas labeled in blue text:

- BAS 1999**: A large rectangular area on the top left. Its dimensions are 26 (width) and 36 (height). It is connected to the other areas via a vertical line of length 18 and a horizontal line of length 3.
- USP 2000** and **PTO 2000**: Two adjacent rectangular areas on the top right. USP 2000 has dimensions 10 (width) and 15 (height). PTO 2000 has dimensions 10 (width) and 11 (height). They are connected to BAS 1999 via a horizontal line of length 15 and a vertical line of length 11. The distance between the right side of USP 2000 and the right side of PTO 2000 is 10.
- FGR 1999**: A rectangular area on the bottom left. Its dimensions are 26 (width) and 19 (height). It is connected to BAS 1999 via a vertical line of length 6 and a horizontal line of length 13. It is connected to FOP 1999 via a horizontal line of length 10 and a vertical line of length 2.
- FOP 1999**: A small rectangular area on the bottom right. Its dimensions are 6 (width) and 8 (height). It is connected to FGR 1999 via a horizontal line of length 2 and a vertical line of length 8. It is connected to the PTO 2000 area via a horizontal line of length 17 and a vertical line of length 29.

Dimensions for connections and internal lines:

- Horizontal line between BAS 1999 and USP/PTO: 15
- Vertical line between BAS 1999 and USP/PTO: 11
- Horizontal line between USP 2000 and PTO 2000: 10
- Vertical line between BAS 1999 and FGR 1999: 6
- Horizontal line between BAS 1999 and FGR 1999: 13
- Horizontal line between FGR 1999 and FOP 1999: 10
- Vertical line between FGR 1999 and FOP 1999: 2
- Horizontal line between FOP 1999 and PTO 2000: 17
- Vertical line between FOP 1999 and PTO 2000: 8
- Vertical line between PTO 2000 and FGR 1999: 29

2927 TIDEWATER ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													6,738
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				312,102	
TOTAL MARKET OB/XF VALUE				6,738	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				568,840	
SOH/AGL Deduction				338,851	
ASSESSED VALUE				229,989	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				174,989	
TOTAL JUST VALUE				568,840	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				485,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906124	ADDITION	2,422	05/01/1999
B9805512	NEW CONSTR	97,800	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0828	2/17/2023	QC	U	I	11	100
GRANTOR: CARTER BARBARA SURVIV						
GRANTEE: CARTER BARBARA						
0878/0581	4/09/1999	WD	Q	I		157,357
GRANTOR: BEAZER HOMES CORP D/B						
GRANTEE: CARTER GERALD R & B						

BUILDING NOTES		
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BUILDING DIMENSIONS		
PTO=[YR=2000] W11 USP=[YR=2000] W15 BAS=[YR=1999] W3 N18 W26 S36 FGR=[YR=1999] S26 E20 N19 W1 N1 W13 N6 W6 \$ E6 S6 E13 S1 E1 S12 E10 FOP=[YR=1999] S2 E8 N8 W6 S6 W2 \$ E2 N6 E6 S8 E17 N29 W26 N10 \$ S10 E15 N10\$ S10 E11 N10 \$.		