

LOT 19
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

SMITH DANIEL L
2919 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0019-0000



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		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	2,114	100	2,114	276,512
FGR	467	55	257	33,616
FOP	86	30	26	3,401
FOP	103	30	31	4,055
USP	105	30	32	4,185
TOTALS	2,875		2,460	321,768

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0810	CONCRETE A	0 100	0	0	996.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	1999

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,460	118.6800	148.35	364,941	1999	1999	0	0	0 11.83	88.17
1 SNGL FAM - 100% - 2022 Heated Area: 2114 HX Base Yr 2022											

2919 TIDEWATER ST, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						03/13/2024 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		321,768	
TOTAL MARKET OB/XF VALUE		8,010	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		579,778	
SOH/AGL Deduction		72,873	
ASSESSED VALUE		506,905	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		456,905	
TOTAL JUST VALUE		579,778	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		495,585	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24497	SEC SYSTEM	0	01/01/2012
B9905841	NEW CONSTR	106,300	03/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2437/0383	2/25/2021	WD	Q	I	02
GRANTOR: VISSER DOUGLAS J & JA					SALE PRICE
GRANTEE: SMITH DANIEL L					
0888/0271	6/22/1999	WD	Q	I	148,400
GRANTOR: PANITZ HOMES					
GRANTEE: VISSER DOUGLAS J &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W2 N2 W8 FOP=[YR=1999] N3 USP=[YR=2012] N5 W21 S5 E21 \$ W21 S5 E20 N2 E1 \$ W1 S2 W20 N5 W2 N2 W7 S2 W15 S47 FGR=[YR=1999] S22 E20 N25 W9 S3 W11 \$ E11 N3 E9 N1 FOP=[YR=1999] E12 N3 W2 N6 W5 S2 W5 S7 \$ N7 E5 N2 E5 S6 E12 N2 E13 N33 \$.											

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