

LOT 20 IN OR 883/57
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

FUTCH MARY B
2911 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0020-0000



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	2,135	100	2,135	293,158
FGR	456	55	251	34,465
FOP	86	30	26	3,570
FOP	112	30	34	4,669
PTO	38	5	2	275
TOTALS	2,827		2,448	336,136

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0810	CONCRETE A
3	0810	CONCRETE A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,448	121.1525	151.44	370,725	1999	2004	0	0	9.33	90.67
1 SNGL FAM - 100% - 2000 Heated Area: 2135 HX Base Yr 2000											
2911 TIDEWATER ST, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		336,136	
TOTAL MARKET OB/XF VALUE		6,549	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		592,685	
SOH/AGL Deduction		360,610	
ASSESSED VALUE		232,075	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		177,075	
TOTAL JUST VALUE		592,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		508,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905674	NEW CONSTR	106,050	01/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0883/0057	5/13/1999	WD	Q	I	
GRANTOR: PANITZ HOMES					
GRANTEE: FUTCH LAURENCE ERNE					
0859/0889	12/17/1998	WD	U	V	09
GRANTOR: OCEAN REACH JOINT VEN					
GRANTEE: PANITZ HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W2 N2 W8 FOP=[YR=1999] N4 PTO=[YR=1999] N2 W19 S2 E19 \$ W19 S6 E17 N1 E2 N1 \$ S1 W2 S1 W17 N5 W3 N2 W7 S2 W16 S48 FGR=[YR=1999] S21 E20 N25 W9 S4 W11 \$ E11 N4 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