

LOT 22
IN OR 2190/1718
TIDEWATER @ OCEAN REACH #2

LANGFORD GLENN III & PATTI L
2895 TIDEWATER STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0022-0000



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 90
Interior Floor	11	CLAY TILE 10
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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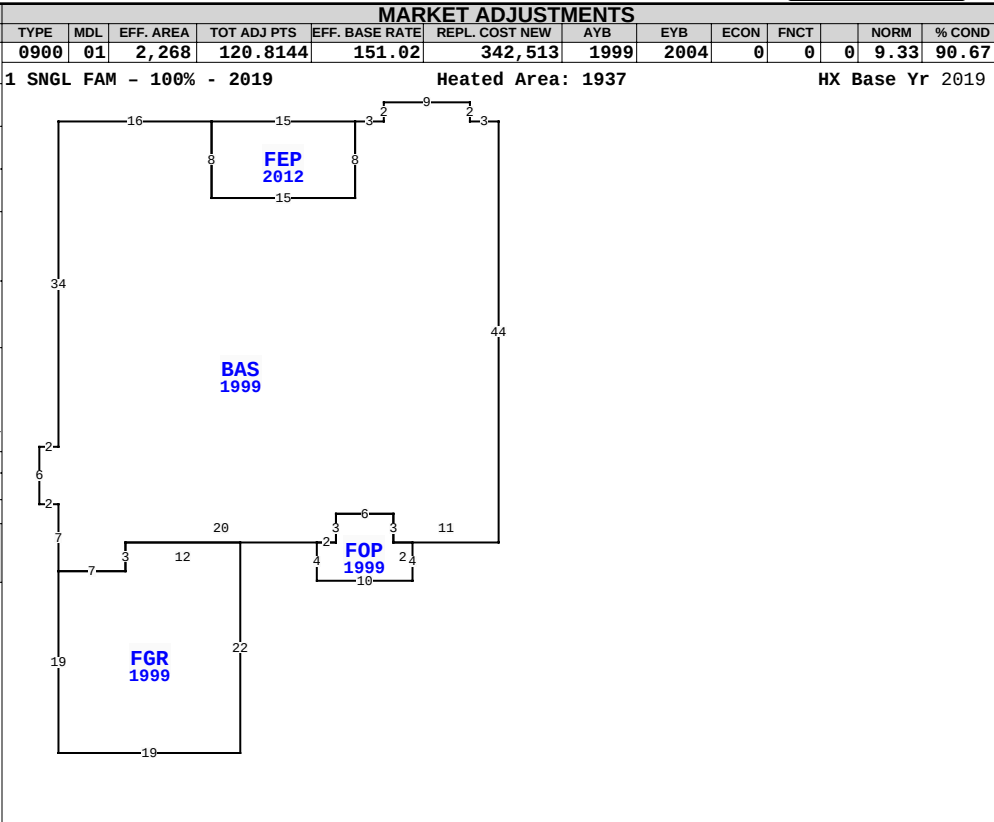
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	265,233
FEP	120	80	96	13,145
FGR	397	55	218	29,850
FOP	58	30	17	2,327

TOTALS	2,512		2,268	310,557
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	971.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	9.00	SF	6.50	

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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2895 TIDEWATER ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	971.00	SF	6.50	6.50	100	1999	1999	3	77	4,860	
3	0810	CONCRETE A	0 100	0	0	9.00	SF	6.50	6.50	100	1999	1999	3	77	45	

TOTAL OB/XF										7,810						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		310,557	
TOTAL MARKET OB/XF VALUE		7,810	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		568,367	
SOH/AGL Deduction		248,701	
ASSESSED VALUE		319,666	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		269,666	
TOTAL JUST VALUE		568,367	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805582	NEW CONSTR	95,000	11/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2190/1718	4/18/2018	WD Q	Q	I	02
GRANTOR: SWINSON MYRA H					
GRANTEE: LANGFORD GLENN III					
1295/0674	2/14/2005	WD Q	Q	I	
GRANTOR: HAYES ALEXIA A JUAN					
GRANTEE: SWINSON MYRA H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W3 N2 W9 S2 W3 FEP=[YR=2012] W15 S8 E15 N8 \$ S8 W15 N8 W16 S34 W2 S6 E2 S7 FGR=[YR=1999] S19 E19 N22 W12 S3 W7 \$ E7 N3 E20 FOP=[YR=1999] S4 E10 N4 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E11 N44 \$.									