LOT 23
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

HAWKES THOMAS D & ANN CARPENTER
2887 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0023-0000

BUILDING CHARACTERISTICS

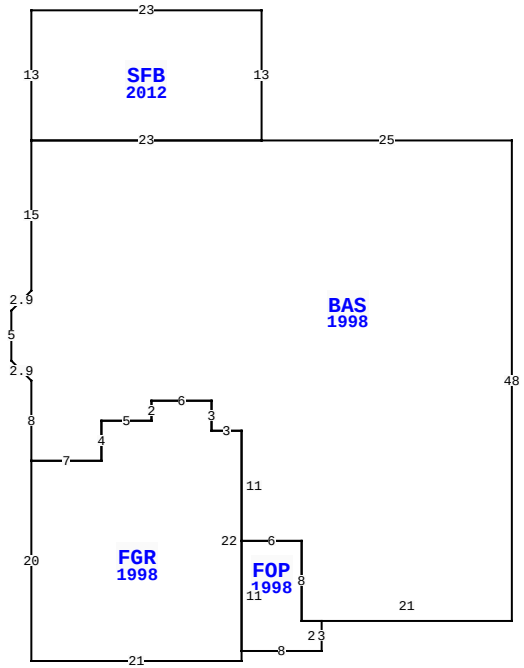
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1,869	248,142
FGR	485	55	267	35,448
FOP	72	30	22	2,921
SFB	299	80	239	31,731
TOTALS	2,725		2,397	318,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,397	121.1525	151.44	363,002	1998	1998	0	0	0	12.33	87.67

1 SNGL FAM – 100% - 2023 Heated Area: 2108 HX Base Yr 2023



2887 TIDEWATER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,244
TOTAL MARKET OB/XF VALUE		7,070
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		575,314
SOH/AGL Deduction		69,289
ASSESSED VALUE		506,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		456,025
TOTAL JUST VALUE		575,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226568	REMODEL	34,446	11/01/2012
B9805320	NEW CONSTR	93,450	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2532/1983	1/26/2022	WD	Q	I	02	600,000
GRANTOR: TOLXDORF MING YU WU						
GRANTEE: HAWKES THOMAS D & A						
0997/0593	7/12/2001	WD	Q	I		199,000
GRANTOR: LEVALLEY ROBERT O & A						
GRANTEE: TOLXDORF THOMAS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W25 SFB=[YR=2012] N13 W23 S13 E23 $ W23 S15 L2 D2 S5 R2 D2 S8 FGR=[YR=1998] S20 E21 N1 FOP=[YR=1998] E8 N3 W2 N8 W6 S11 $ N22 W3 N3 W6S2 W5 S4 W7 $ E7 N4 E5 N2 E6 S3 E3 S11 E6 S8 E21 N48 $.

EXTRA FEATURES

LN	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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	635.00	SF	6.50	6.50	100	1998	1998	3	75	3,096	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1998	1998	3	75	161	
4	0820	WOOD WALK	0	100	16	13	208.00	SF	11.75	11.75	100	2012	2012	3	40	978	

LAND DESCRIPTION

TOTAL OB/XF 7,070

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	250,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS