

LOT 25 IN OR 978/1928
TIDEWATER @ OCEAN REACH #2
PB 6/105-106

VENTER PAUL E & ROSEMARY
2871 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0025-0000



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

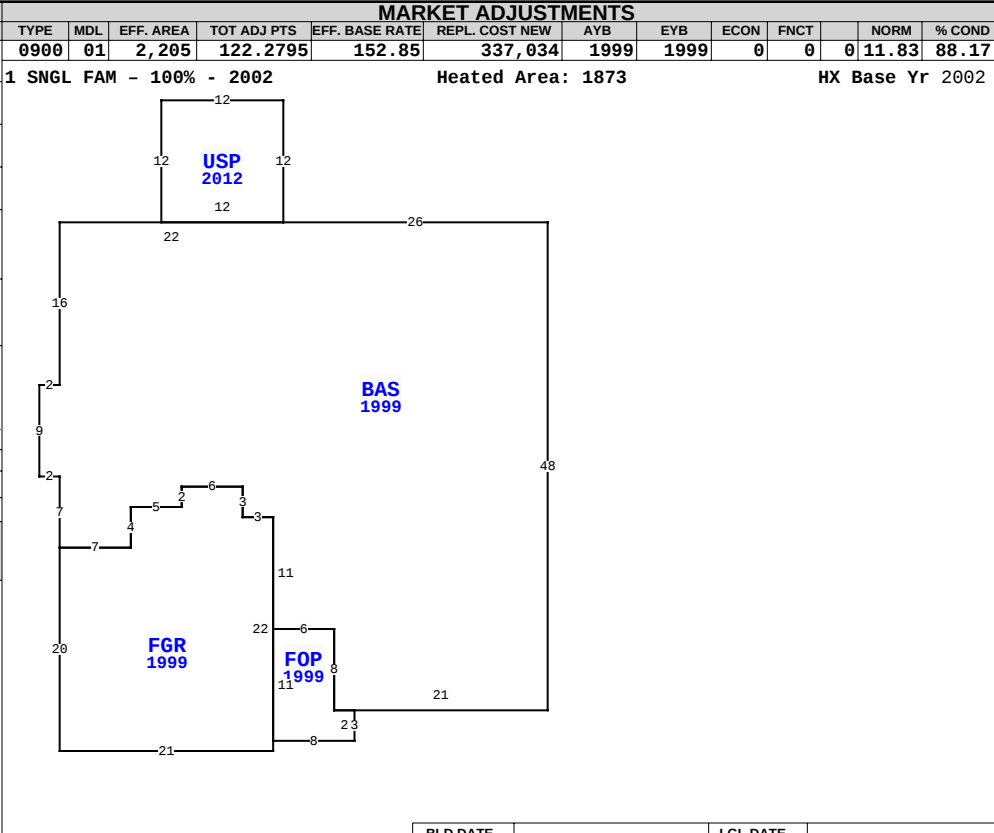
MAP NUM		MKT AREA	02
---------	--	----------	----

NEIGHBORHOOD/LOC	2031.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	252,420
FGR	485	55	267	35,983
FOP	72	30	22	2,965
USP	144	30	43	5,795

TOTALS	2,574		2,205	297,163
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	614.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50



2871 TIDEWATER ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			03/13/2024	MLU

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	614.00	SF	6.50	6.50	100	1999	1999	3	77	3,073	
3	0810	CONCRETE A	0 100	9	3	27.00	SF	6.50	6.50	100	1999	1999	3	77	135	

LAND DESCRIPTION										TOTAL OB/XF										6,113	
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	LAND VALUE				
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					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				297,163	
TOTAL MARKET OB/XF VALUE				6,113	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				553,276	
SOH/AGL Deduction				315,239	
ASSESSED VALUE				238,037	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				188,037	
TOTAL JUST VALUE				553,276	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				470,143	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905824	NEW CONSTR	93,650	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/1928	4/03/2001	WD	Q	I		165,000
GRANTOR: JOYCE MICHELLE M						
GRANTEE: VENTER PAUL E & ROS						
0958/1974	11/20/2000	WD	Q	I		175,800
GRANTOR: VENTER PAUL E & ROSEM						
GRANTEE: JOYCE MICHELLE M						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1999] W26 USP=[YR=2012] N12 W12 S12 E12 \$ W22 S16 W2 S9 E2 S7 FGR=[YR=1999] S20 E21 N1 FOP=[YR=1999] E8 N3 W2 N8 W6 S11 \$ N22 W3 N3 W6 S2 W5 S4 W7 \$ E7 N4 E5 N2 E6 S3 E3 S11 E6 S8 E21 N48 \$.									