LOT 26
IN OR 1887/1591
TIDEWATER @ OCEAN REACH #2

BROWN PAUL HENRY
2863 TIDEWATER ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-085U-0026-0000

BUILDING CHARACTERISTICS

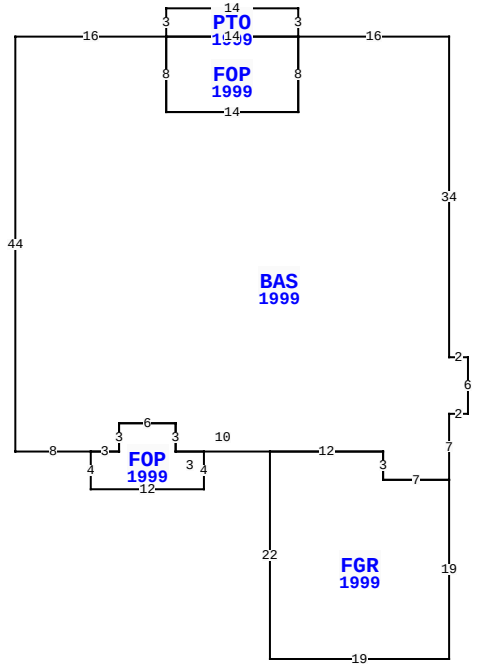
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	03	CONC FINSH 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,927	100	1,927	257,714
FGR	397	55	218	29,155
FOP	66	30	20	2,675
FOP	112	30	34	4,547
PTO	42	5	2	267
TOTALS	2,544		2,201	294,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,201	117.9969	147.50	324,648	1999	2004	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2017 Heated Area: 1927 HX Base Yr



2863 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		294,358
TOTAL MARKET OB/XF VALUE		6,549
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		550,907
SOH/AGL Deduction		248,142
ASSESSED VALUE		302,765
TOTAL EXEMPTION VALUE	13	302,765
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		550,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905919	NEW CONSTR	96,100	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1887/1591	10/04/2013	QC	U	I	11	100
GRANTOR: BROWN PAUL HENRY & PE						
GRANTEE: BROWN PAUL HENRY						
1543/0912	12/28/2007	WD	U	I	06	135,000
GRANTOR: KELLY PETRA						
GRANTEE: KELLY PETRA & PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 PTO=[YR=1999] N3 W14 S3 FOP=[YR=1999] S8 E14 N8 W14 $ E14 $ S8 W14 N8 W16 S44 E8 FOP=[YR=1999] S4 E12 N4 W3 N3 W6 S3 W3 $ E3 N3 E6 S3 E10 FGR=[YR=1999] S22 E19 N19 W7 N3 W12 $ E12 S3 E7 N7 E2 N6 W2 N34 $.

EXTRA FEATURES

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	617.00	SF	6.50	6.50	100	1999	1999	3	77	3,088	
3	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	100	1999	1999	3	77	556	

LAND DESCRIPTION

TOTAL OB/XF 6,549

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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