

LOT 4 & W2 FT OF LOT 3
IN OR 2300/1560
OAK CREST PB 5/135

ORCA BEACH LLC
624 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0410-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	05	DIST 1A 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	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	145,040
FGR	520	55	286	37,987
FOP	64	30	19	2,523

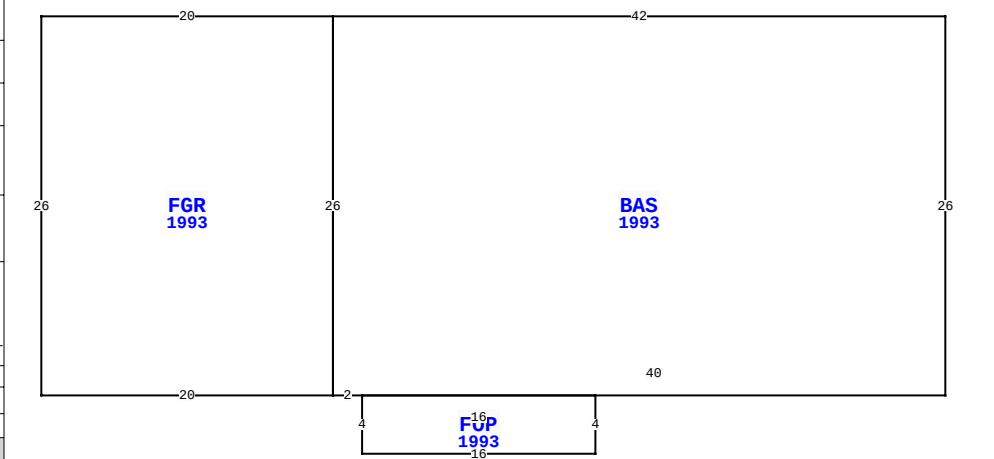
TOTALS	1,676		1,397	185,550
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	233
2	0810	CONCRETE A	0	0	81	16	1,296.00	SF	6.50	6.50	4,802
3	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	622
4	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	199
5	0810	CONCRETE A	0	0	3	29	87.00	SF	6.50	6.50	385

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	LT	

REVIEW DATE	01/30/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,397	132.7560	157.65	220,237	1988	1988	0	0	15.75	84.25
1 SNGL FAM - 0% - 0 Heated Area: 1092 HX Base Yr											



2044 ORCA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	185,550		
TOTAL MARKET OB/XF VALUE	6,241		
TOTAL LAND VALUE - MARKET	115,000		
TOTAL MARKET VALUE	306,791		
SOH/AGL Deduction	55,289		
ASSESSED VALUE	251,502		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	251,502		
TOTAL JUST VALUE	306,791		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	315,212		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4727	NEW CONSTR	38,766	03/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1560	8/22/2019	WD	U	I	11	100
GRANTOR: PARISI GLORIANNE & JA						
GRANTEE: ORCA BEACH LLC						
2106/0744	3/10/2017	WD	Q	I	02	220,000
GRANTOR: HARRISON DOROTHY L						
GRANTEE: PARISI GLORIANNE &						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W42 FGR=[YR=1993] W20 S26 E20 N26 \$ S26 E2 FOP=[YR=1993] S4 E16 N4 W16 \$ E40 N26 \$.											

TOTAL OB/XF											
6,241											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	LT	

Market:	0	Agricultural:	0	Common:	115,000
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PRINTED 08/02/2023 BY SYS