

LOT 5  
IN OR 1476/307  
OAK CREST PB 5/135

SULLIVAN MARLENE M & ROBERT  
2036 ORCA COURT  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0410-0005-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 12 | HARDWOOD 50    |
| 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      |

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2008.00 |
|------------------|---------|

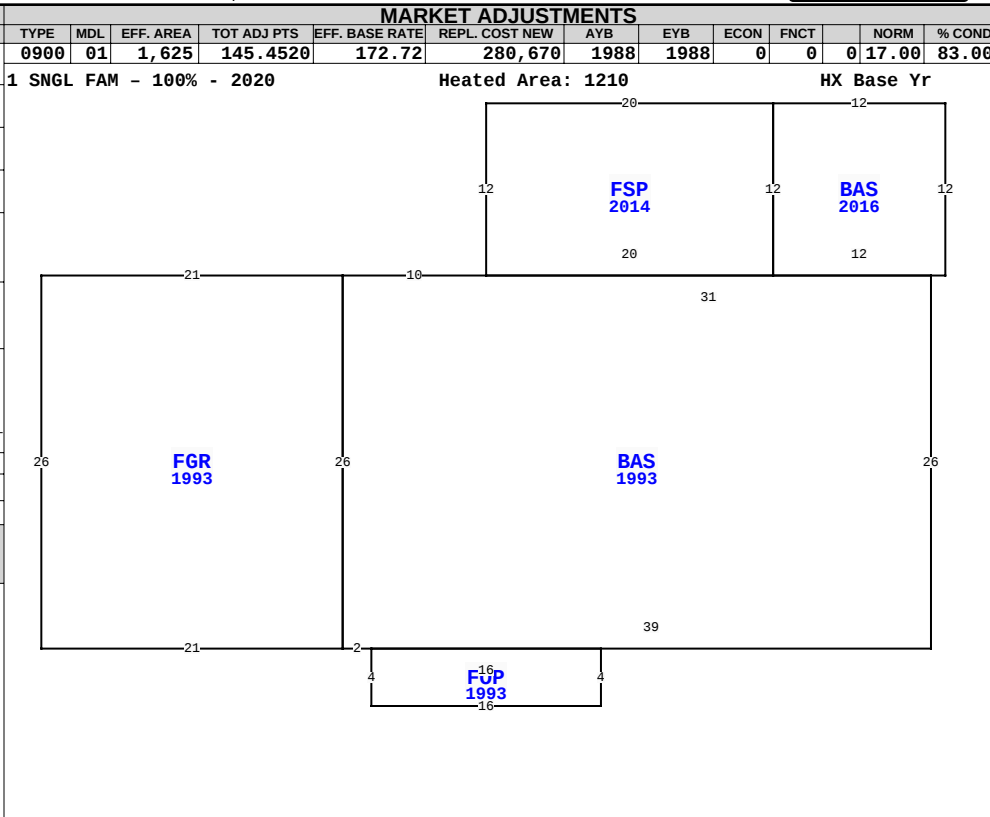
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,066            | 100         | 1,066        | 152,820              |
| BAS       | 144              | 100         | 144          | 20,644               |
| FGR       | 546              | 55          | 300          | 43,007               |
| FOP       | 64               | 30          | 19           | 2,724                |
| FSP       | 240              | 40          | 96           | 13,762               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,060 |  | 1,625 | 232,956 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,333.00 | SF | 4.00     | 4.00           |       |
| 2              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 1,058.00 | SF | 7.25     | 7.25           |       |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 36 | 17 | 612.00   | SF | 85.00    | 85.00          |       |
| 4              | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 12 | 96.00    | SF | 30.00    | 30.00          |       |
| 5              | 0910       | SCRN RM L   | 0   | 100 | 0  | 0  | 1,568.00 | SF | 15.00    | 15.00          |       |
| 6              | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00     | UT | 1,000.00 | 1,000.00       |       |
| 7              | 0910       | SCRN RM L   | 0   | 100 | 0  | 0  | 204.00   | SF | 15.00    | 15.00          |       |

| 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                  | 100 |     | RG-1     | 0.00  | 0.00  | 1.00        | LT        |       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 01/30/2018 | BY | DJX |
|-------------|------------|----|-----|



|                                |
|--------------------------------|
| 2036 ORCA CT, FERNANDINA BEACH |
|--------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 26,066      |  |  |  |  |  |  |  |  |  |  |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 115,000 | Market: 0 | Agricultural: 0 | Common: 115,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 8              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 232,956     |         |
| TOTAL MARKET OB/XF VALUE  |  | 26,066      |         |
| TOTAL LAND VALUE - MARKET |  | 115,000     |         |
| TOTAL MARKET VALUE        |  | 374,022     |         |
| SOH/AGL Deduction         |  | 119,288     |         |
| ASSESSED VALUE            |  | 254,734     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 254,734 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 374,022     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 379,405     |         |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1632814   | ADDITION    | 0      | 08/09/2016 |
| 6442       | SWIM POOL   | 14,350 | 05/03/1990 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1476/0307                      | 2/02/2007 | WD        | Q   | I   |        | 234,600    |  |
| GRANTOR: HAIGLEY ARDEN V       |           |           |     |     |        |            |  |
| GRANTEE: SULLIVAN MARLENE M    |           |           |     |     |        |            |  |
| 0824/1010                      | 2/27/1998 | WD        | Q   | I   |        | 95,000     |  |
| GRANTOR: BELLOWS MICHAEL D & C |           |           |     |     |        |            |  |
| GRANTEE: HAIGLEY ARDEN V       |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W12 FSP=[YR=2014] W20 S12 BAS=[YR=1993] W10FGR=[YR=1993] W21 S26 E21 N26\$ S26 E2 FOP=[YR=1993] S4 E16 N4 W16\$ E39 N26W31\$ E20 N12\$ S12 E12 N12\$. |  |  |  |  |  |  |  |  |  |  |  |