LOT 7
IN OR 533 PG 1020
OAK CREST PB 5/135

SHERWOOD FREDERICK L
2023 ORCA CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0410-0007-0000

BUILDING CHARACTERISTICS

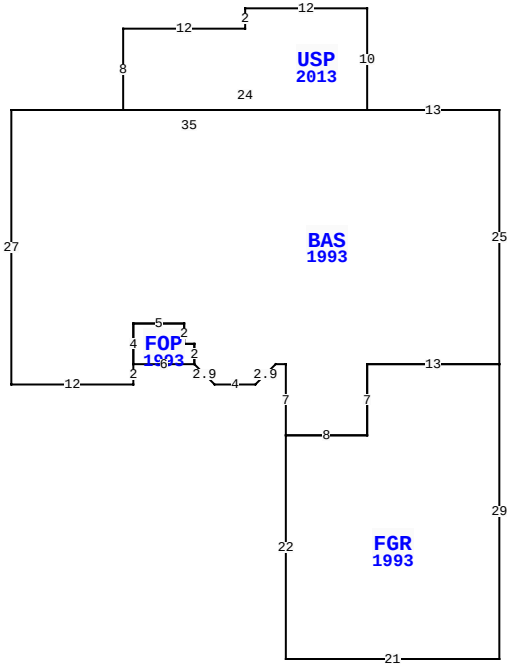
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,270	100	1,270	176,499
FGR	553	55	304	42,248
FOP	22	30	7	973
USP	216	30	65	9,034
TOTALS	2,061		1,646	228,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,646	139.8216	166.04	273,302	1987	1987	0	0	0	16.30	83.70

1 SNGL FAM – 100% - 1991 Heated Area: 1270 HX Base Yr 1991



2023 ORCA CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		228,754
TOTAL MARKET OB/XF VALUE		4,468
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		348,222
SOH/AGL Deduction		242,650
ASSESSED VALUE		105,572
TOTAL EXEMPTION VALUE	HX HB VX WR	60,000
BASE TAXABLE VALUE		45,572
TOTAL JUST VALUE		348,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0533/1020	12/23/1987	WD	Q	I		69,400
GRANTOR: JOHUBOKE INC						
GRANTEE: SHERWOOD FREDERICK						
0533/1019	12/23/1987	MS	U	V		30,000
GRANTOR: MIDLAND						
GRANTEE: JOHUBOKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=2013] N10 W12 S2 W12 S8 E24 $ W35 S27 E12 N2 FOP=[YR=1993] E6 N2 W1 N2 W5 S4 $ N4 E5 S2 E1 S2 D2 R2 E4 U2 R2 E1 S7 FGR=[YR=1993] S22 E21 N29 W13 S7 W8 $ E8 N7 E13 N25 $.

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	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1987	1987	3	54.5	117	
2	0812	CONCRETE C	0	100	0	0	1,104.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,407	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2005	2005	3	27	1,944	

LAND DESCRIPTION

TOTAL OB/XF 4,468

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS