

BLOCK I LOT 5 (EX 58.5 FT) &  
 LOT 6 (LESS E8 1/2 FT)  
 IN OR 1499/489

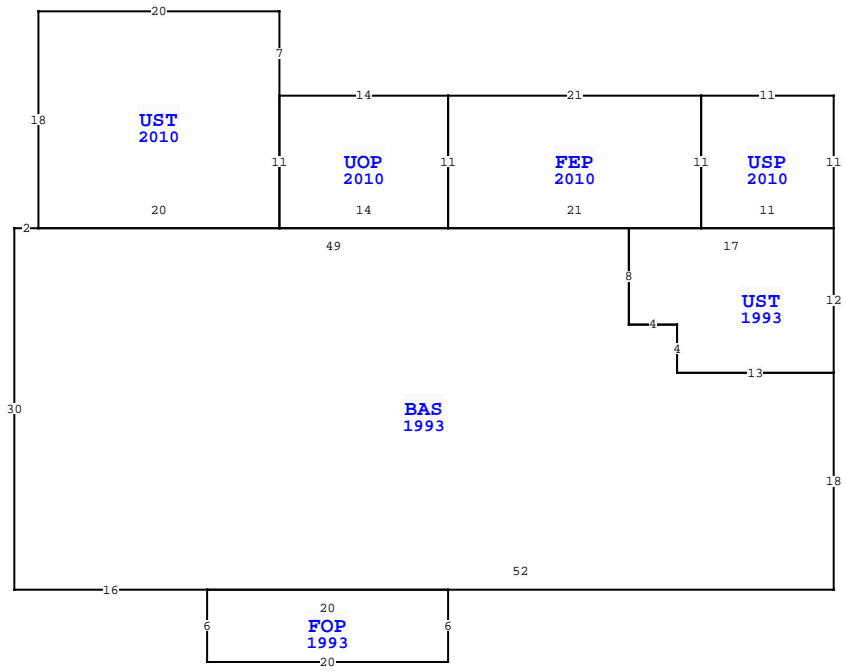
O'ROURKE LIVING TRUST/O'ROURKE RAY M TRUSTEE  
 755 PELICAN LN  
 FERNANDINA BEACH, FL 32034

**2023**

00-00-30-042D-000I-0050

| BUILDING CHARACTERISTICS |                     |
|--------------------------|---------------------|
| ELEMENT                  | CD CONSTRUCTION     |
| Exterior Wall            | 15 CONC BLOCK 100   |
| Roof Structur            | 03 GABLE/HIP 100    |
| Roof Cover               | 03 COMP SHNGL 100   |
| Interior Wall            | 03 PLASTER 100      |
| Interior Floor           | 12 HARDWOOD 80      |
| Interior Floor           | 11 CLAY TILE 20     |
| Air Condition            | 03 CENTRAL 100      |
| Heating Type             | 04 AIR DUCTED 100   |
| Bedrooms                 | 3 100               |
| Bathrooms                | 2.5 100             |
| Frame                    | 03 MASONRY 100      |
| Stories                  | 1. 1. 100           |
| Units                    | 0 100               |
| BUD8 Adjustme            | 05 DIST 1A 100      |
| Occupancy                | 00 NONE 100         |
| Quality                  | 03 Quality Level 03 |
| DOR CODE                 | 0100 SINGLE FAMILY  |
| MAP NUM                  | MKT AREA 02         |
| NEIGHBORHOOD/LOC         | 2018.00             |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 2,387     | 107.4080    | 96.94          | 231,396        | 1964 | 1980 | 0    | 0    | 21.00 | 79.00  |
| 1 SINGLE FAM - 100% - 1981 Heated Area: 1852 HX Base Yr 1981 |     |           |             |                |                |      |      |      |      |       |        |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|--------------|----------------------|
| BAS           | 1,852            | 100         | 1,852        | 141,831              |
| FEP           | 231              | 80          | 185          | 14,168               |
| FOP           | 120              | 30          | 36           | 2,757                |
| UOP           | 154              | 20          | 31           | 2,374                |
| USP           | 121              | 30          | 36           | 2,757                |
| UST           | 188              | 45          | 85           | 6,510                |
| UST           | 360              | 45          | 162          | 12,406               |
| <b>TOTALS</b> | <b>3,026</b>     |             | <b>2,387</b> | <b>182,803</b>       |

| 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 | 0  | 1,216.00 | SF | 6.50  | 6.50           | 100       | 1970    | 1970        | 3 | 22     | 1,739           |       |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 20 | 320.00   | SF | 6.50  | 6.50           | 100       | 1964    | 1964        | 3 | 20     | 416             |       |
| 5              | 0940       | SHEDS/PORT  | 0       | 100 | 14 | 140.00   | SF | 30.00 | 30.00          | 100       | 2000    | 2000        | 3 | 20     | 840             |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RS-2     | 100.00 | 200.00 | 100.00      | FF        |     | 1.00     | 1.00   | 1.00    | 1,200.00   | 1,200.00       | 120,000    |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |           |  | PAGE 1 of 1 | 8 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              | STANDARD  |  |             |   |
| Tax Group: 8              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |           |  | 182,803     |   |
| TOTAL MARKET OB/XF VALUE  |           |  | 2,995       |   |
| TOTAL LAND VALUE - MARKET |           |  | 120,000     |   |
| TOTAL MARKET VALUE        |           |  | 305,798     |   |
| SOH/AGL Deduction         |           |  | 177,461     |   |
| ASSESSED VALUE            |           |  | 128,337     |   |
| TOTAL EXEMPTION VALUE     | HX HB SX  |  | 100,000     |   |
| BASE TAXABLE VALUE        |           |  | 28,337      |   |
| TOTAL JUST VALUE          |           |  | 305,798     |   |
| NCON VALUE                |           |  | 0           |   |
| INCOME VALUE              |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |           |  | 307,754     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 22017755   | DEMOLITION  | 0   | 12/02/2022 |
| E00-7102   | CHNGE SRVC  | 0   | 08/01/2000 |
| 7730       | CHNGE SRVC  | 0   | 10/02/1991 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1499/0489         | 5/16/2007 | WD        | U   | I   | 01     | 100        |

GRANTOR: O'ROURKE RAY M & KAY  
 GRANTEE: O'ROURKE RAY M & KA  
 0310/0678 3/01/1980 WD Q I 53,400  
 GRANTOR:  
 GRANTEE:

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

| BUILDING DIMENSIONS  |  |
|--|--|
| USP=[YR=2010] W11 FEP=[YR=2010] W21 UOP=[YR=2010] W14<br>UST=[YR=2010] N7W20S18 BAS=[YR=1993] W2 S30 E16 FOP=[YR=1993]<br>S6 E20 N6W20\$ E52 N18 UST=[YR=1993] N12 W17 S8 E4 S4 E13\$ W13<br>N4 W4 N8 W49\$ E20N11\$S11E14 N11\$ S11E21 N11\$ S11E11N11\$. |  |