LOT 51
IN OR 1794/576
OCEAN RIDGE PB 5/103 & 104

MCCARTHY MARY E &/HARPER DEBORAH A
103 CORMORANT CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0051-0000

BUILDING CHARACTERISTICS

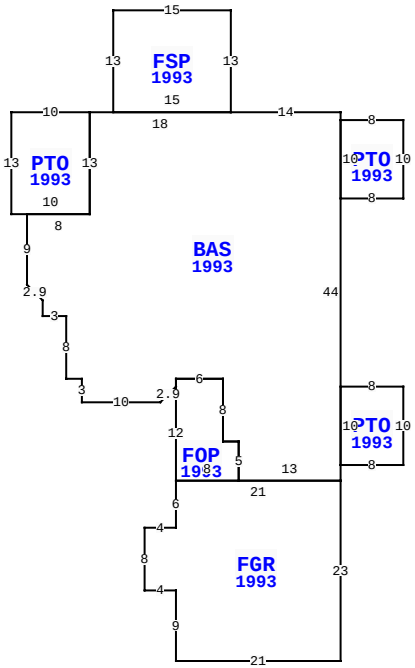
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,429	100	1,429	140,216
FGR	515	55	283	27,768
FOP	88	30	26	2,551
FSP	195	40	78	7,654
PTO	80	5	4	393
PTO	80	5	4	393
PTO	130	5	6	588
TOTALS	2,517		1,830	179,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	1,830	137.9220	117.23	214,531	1987	1987	0	0	0	16.30	83.70

1 SFR PATIO – 100% - 2013 Heated Area: 1429 HX Base Yr 2013



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

103 CORMORANT CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,562
TOTAL MARKET OB/XF VALUE		2,641
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		432,203
SOH/AGL Deduction		227,246
ASSESSED VALUE		204,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,957
TOTAL JUST VALUE		432,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041861	REPAIR/RRF	7,000	10/14/2004
BP4029	N/A	48,200	12/11/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/0576	5/02/2012	TD	Q	I	02	200,000
GRANTOR: HOPKINS CHRISTINE R T						
GRANTEE: MCCARTHY MARY E & D						
1794/0575	4/23/2012	WD	U	I	30	100
GRANTOR: RIMBAUD GERTRUDE M TR						
GRANTEE: HOPKINS CHRISTINE R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W8 BAS=[YR=1993] N1 W14 FSP=[YR=1993] N13 W15 S13 E15 $ W18 PTO=[YR=1993] W10 S13 E10 N13 $ S13 W8 S9 R2 D2 S2 E3 S8 E2 S3 E10 U2 R2 FOP=[YR=1993] S12 FGR=[YR=1993] S6 W4S8E4 S9 E21N23 W21 $E8 N5 W2 N8 W6 S1$ N1 E6S8 E2 S5 E13 N2 PTO=[YR=1993] E8 N10W8 S10 $ N44 $ S10 E8 N10$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	44	17	748.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,120	
2	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	1987	1987	3	54.5	521	

LAND DESCRIPTION

TOTAL OB/XF 2,641

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS