LOT 2 OR 547/525
OAK CREST PB 5/135

CROFT MORRIS R JR
2068 ORCA CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0410-0002-0000

BUILDING CHARACTERISTICS

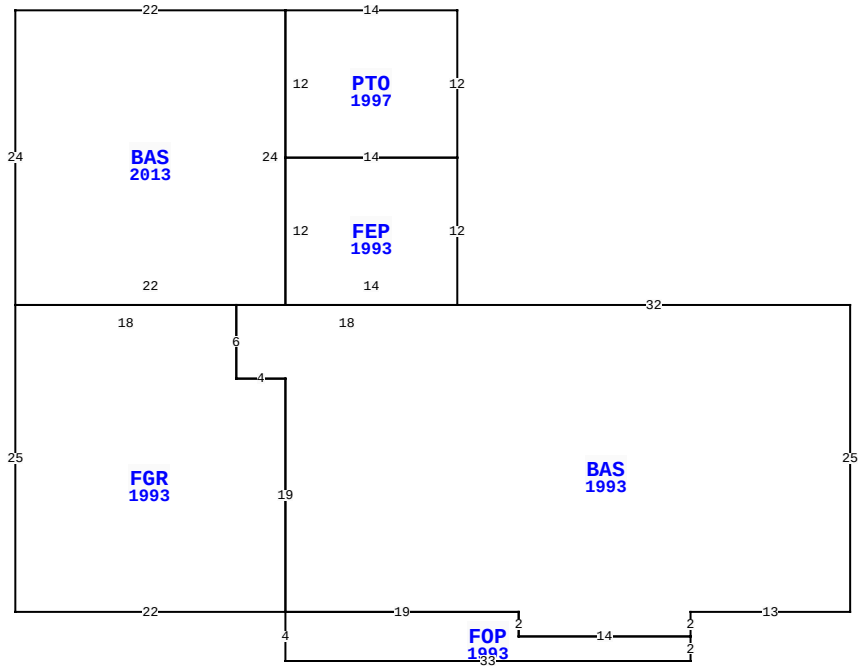
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,202	100	1,202	167,328
BAS	528	100	528	73,501
FEP	168	80	134	18,654
FGR	526	55	289	40,231
FOP	104	30	31	4,315
PTO	168	5	8	1,113
TOTALS	2,696		2,192	305,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,192	130.5250	163.16	357,647	1988	1993	0	0	0	14.68	85.32

1 SNGL FAM – 100% - 1989 Heated Area: 1730 HX Base Yr 1989



2068 ORCA CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		305,144
TOTAL MARKET OB/XF VALUE		4,641
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		459,785
SOH/AGL Deduction		318,540
ASSESSED VALUE		141,245
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,245
TOTAL JUST VALUE		459,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9602522	ADDITION	20,720	01/01/1996
4571	NEW CONSTR	44,040	12/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0547/0525	7/11/1988	WD	Q	I		69,900
GRANTOR: JOHUBOKE INC						
GRANTEE: CROFT MORRIS JR & J						
0547/0524	7/11/1988	WD	U	V	09	30,000
GRANTOR: MIDLAND PROP PRTNRSP						
GRANTEE: JOHUBOKE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FEP=[YR=1993] N12 PTO=[YR=1997] N12 W14
BAS=[YR=2013] W22 S24 FGR=[YR=1993] S25 E22 FOP=[YR=1993] S4
E33 N2 W14 N2 W19$ N19 W4 N6 W18$ E22 N24$ S12 E14$ W14 S12
E14$ W18 S6 E4 S19 E19 S2 E14 N2 E13 N25 $.

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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1988	1988	3	54.5	255	
2	0810	CONCRETE A	0	100	0	0	915.00	SF	6.50	6.50	100	1988	1988	3	54.5	3,241	
3	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1988	1988	3	54.5	425	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 4,641

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS