LOT 3 EX THE WEST 2 FT
IN OR 1304/1613
OAK CREST PB 5/135

MOSHER LIVING TRUST/MOSHER EDWIN T TRUSTEE
2056 ORCA COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0410-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

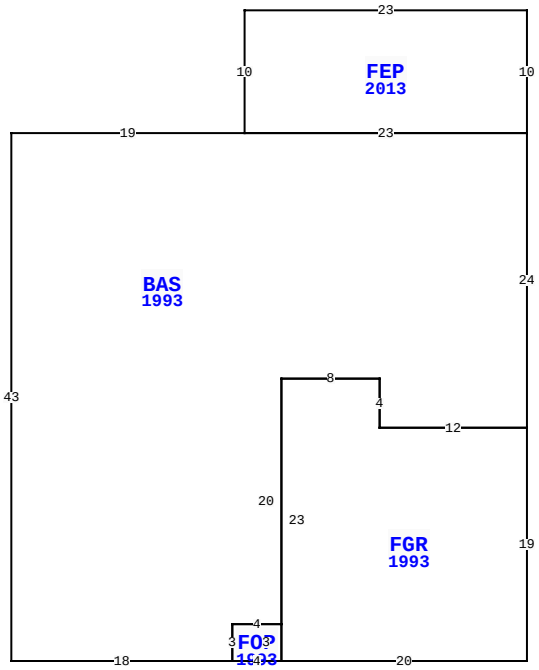
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,382	100	1,382	185,221
FEP	230	80	184	24,660
FGR	412	55	227	30,423
FOP	12	30	4	536
TOTALS	2,036		1,797	240,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,797	127.5350	159.42	286,478	1988	1988	0	0	0	15.93	84.07

1 SNGL FAM – 100% - 1989 Heated Area: 1382 HX Base Yr 1989



2056 ORCA CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,842
TOTAL MARKET OB/XF VALUE		6,563
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		397,405
SOH/AGL Deduction		276,929
ASSESSED VALUE		120,476
TOTAL EXEMPTION VALUE	HX HB SL	120,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		397,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502265	XFOB	1,500	10/01/1995
8540	ADDITION	1,955	12/02/1992
4425	NEW CONSTR	49,315	10/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1613	3/28/2005	WD	U	I	06	100
GRANTOR: MOSHER EDWIN T & LESS						
GRANTEE: MOSHER EDWIN T & LE						
0552/0713	9/16/1988	WD	Q	I		76,900
GRANTOR: JOHUBOKE INC						
GRANTEE: MOSHER EDWIN T						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2013] W23 S10 BAS=[YR=1993] W19 S43 E18 FOP=[YR=1993] E4 FGR=[YR=1993] E20 N19 W12 N4 W8 S23$ N3 W4 S3$ N3 E4 N20 E8 S4E12 N24 W23$ E23 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	52	16	832.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,358	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1988	1988	3	54.5	71	
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1989	1989	3	20	576	
5	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1995	1995	3	23	994	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	1996	1996	3	20	64	
7	0351	CARPORT MT	0	100	20	11	220.00	SF	5.90	5.90	100	2000	2000	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 6,563

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