LOT 4 & W2 FT OF LOT 3
IN OR 2300/1560
OAK CREST PB 5/135

ORCA BEACH LLC
624 ELIZABETH RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0410-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

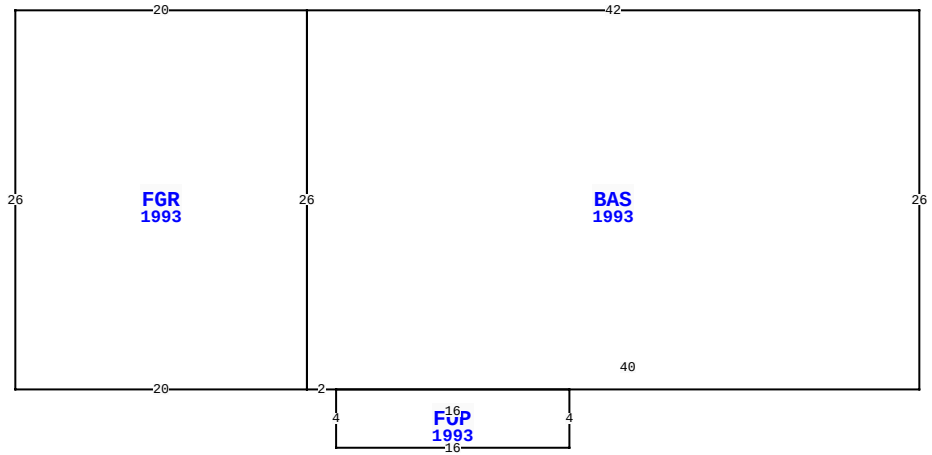
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,092	100	1,092	152,213
FGR	520	55	286	39,866
FOP	64	30	19	2,649
TOTALS	1,676		1,397	194,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,397	132.7560	165.94	231,818	1988	1988	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



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

2044 ORCA CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	194,727
TOTAL MARKET OB/XF VALUE	5,975
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	350,702
SOH/AGL Deduction	74,050
ASSESSED VALUE	276,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,652
TOTAL JUST VALUE	350,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4727	NEW CONSTR	38,766	03/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1560	8/22/2019	WD	U	I	11	100
GRANTOR: PARISI GLORIANNE & JA						
GRANTEE: ORCA BEACH LLC						
2106/0744	3/10/2017	WD	Q	I	02	220,000
GRANTOR: HARRISON DOROTHY L						
GRANTEE: PARISI GLORIANNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=1993] W20 S26 E20 N26 $ S26 E2
FOP=[YR=1993] S4 E16 N4 W16 $ E40 N26 $.

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	0	21	3	63.00	SF	6.50	6.50	100	1988	1988	3	54.5	223	
2	0810	CONCRETE A	0	0	81	16	1,296.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,591	
3	0810	CONCRETE A	0	0	14	12	168.00	SF	6.50	6.50	100	1988	1988	3	54.5	595	
4	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	1993	1993	3	66	193	
5	0810	CONCRETE A	0	0	3	29	87.00	SF	6.50	6.50	100	1993	1993	3	66	373	

LAND DESCRIPTION

TOTAL OB/XF 5,975

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	0		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