

SHERWOOD FREDERICK L
2023 ORCA CT
FERNANDINA BEACH, FL 32034



BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 80

12CEDAR 20

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 50

12HARDWOOD 50

03CENTRAL 100

04AIR DUCTED 100

3100

2100

02WOOD FRAME 100

1.1.100

0100

05DIST 1A 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2008.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2701001,270185,124

FGR5535530444,313

FOP223071,020

USP21630659,475

TOTALS2,0611,646239,932

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A010011333.00SF6.506.5010019871987352112

20812CONCRETE C0100001,104.00SF4.004.00100198719873522,296

30940SHEDS/PORT01002012240.00SF30.0030.00100200520053241,728

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR100RG-10.000.001.00LT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE01/31/2024BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTNORM% COND

0900011,646139.8216174.78287,688198719870016.6083.40

1 SNGL FAM - 100% - 1991Heated Area: 1270HX Base Yr 1991

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/03/2024MLU

TOTAL OB/XF4,136

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE239,932

TOTAL MARKET OB/XF VALUE4,136

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE394,068

SOH/AGL Deduction285,329

ASSESSED VALUE108,739

TOTAL EXEMPTION VALUEHX HB VX WR60,000

BASE TAXABLE VALUE48,739

TOTAL JUST VALUE394,068

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE348,222

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

0533/102012/23/1987WDQI69,400

GRANTOR: JOHUBOKE INC

GRANTEE: SHERWOOD FREDERICK

0533/101912/23/1987MSUV30,000

GRANTOR: MIDLAND

GRANTEE: JOHUBOKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=2013] N10 W12 S2 W12 S8 E24 \$ W35 S27 E12 N2 FOP=[YR=1993] E6 N2 W1 N2 W5 S4 \$ N4 E5 S2 E1 S2 D2 R2 E4 U2 R2 E1 S7 FGR=[YR=1993] S22 E21 N29 W13 S7 W8 \$ E8 N7 E13 N25 \$.