

BLOCK I LOT 5 (EX 58.5 FT) &
 LOT 6 (LESS E8 1/2 FT)
 IN OR 1499/489

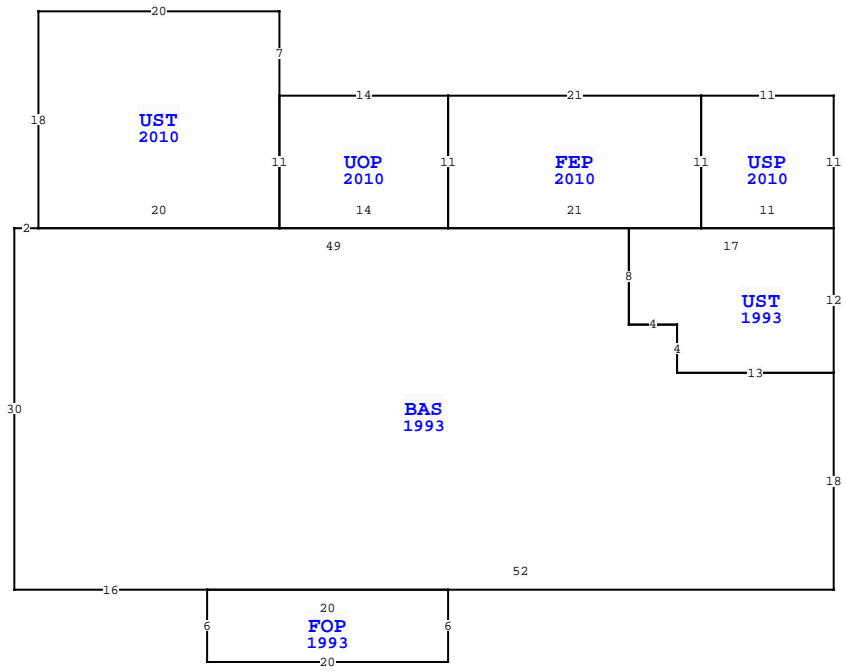
O'ROURKE LIVING TRUST/O'ROURKE RAY M TRUSTEE
 755 PELICAN LN
 FERNANDINA BEACH, FL 32034

2024

00-00-30-042D-000I-0050

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2018.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,852 100 1,852 178,419
FEP	231 80 185 17,823
FOP	120 30 36 3,468
UOP	154 20 31 2,986
USP	121 30 36 3,468
UST	188 45 85 8,189
UST	360 45 162 15,607
TOTALS	3,026 2,387 229,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM - 100%	1981	1852	108.55	259,109	1964	2000	0	0	11.25	88.75
Heated Area: 1852 HX Base Yr 1981											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			229,959
TOTAL MARKET OB/XF VALUE			2,916
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			362,875
SOH/AGL Deduction			191,922
ASSESSED VALUE			170,953
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			70,953
TOTAL JUST VALUE			362,875
NCON VALUE			38,766
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005895	NEW SIDING +	95,000	05/08/2023
22017755	DEMOLITION	0	12/02/2022
E00-7102	CHNGE SRVC	0	08/01/2000
7730	CHNGE SRVC	0	10/02/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/0489	5/16/2007	WD	U	I	01	100

GRANTOR: O'ROURKE RAY M & KAY
 GRANTEE: O'ROURKE RAY M & KA
 0310/0678 3/01/1980 WD Q I 53,400
 GRANTOR:
 GRANTEE:

EXTRA FEATURES				
L N	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	0 0 1,216.00 SF 6.50 6.50 100 1970 1970 3 21 1,660
2	0810	CONCRETE A	0 100	20 16 320.00 SF 6.50 6.50 100 1964 1964 3 20 416
3	0940	SHEDS/PORT	0 100	14 10 140.00 SF 30.00 30.00 100 2000 2000 3 20 840

TOTAL OB/XF												2,916												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF	2100.00	200.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

BUILDING NOTES	

BUILDING DIMENSIONS
 USP=[YR=2010] W11 FEP=[YR=2010] W21 UOP=[YR=2010] W14
 UST=[YR=2010] N7W20S18 BAS=[YR=1993] W2 S30 E16 FOP=[YR=1993]
 S6 E20 N6W20\$ E52 N18 UST=[YR=1993] N12 W17 S8 E4 S4 E13\$ W13
 N4 W4 N8 W49\$ E20N11\$S11E14 N11\$ S11E21 N11\$ S11E11N11\$.