

LOT 43
IN OR 2045/1660
OCEAN RIDGE PB 5/103 & 104

BENNETT J KIRK & ELISABETH S
106 CORMORANT CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0043-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	12 HARDWOOD 30
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	02 DIST FB 100

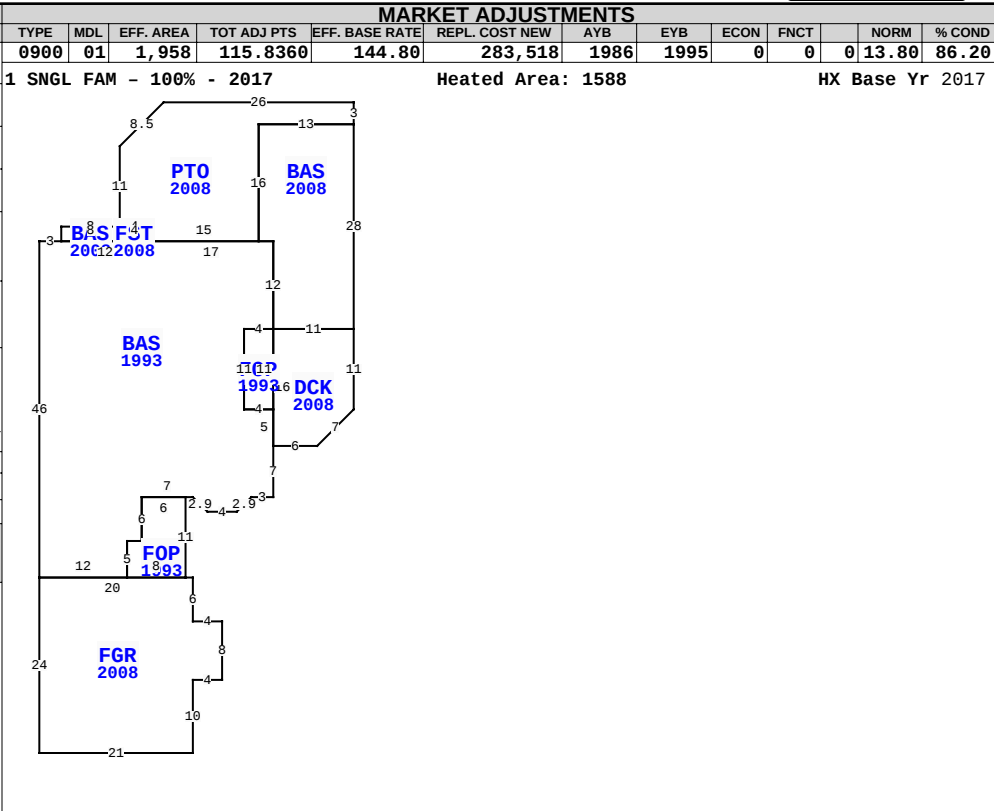
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	153,776
BAS	16	100	16	1,997
BAS	340	100	340	42,438
CDK	164	10	16	1,997
FGR	536	55	295	36,821
FOP	44	30	13	1,622
FOP	76	30	23	2,870
FST	8	55	4	499
PTO	374	5	19	2,371

TOTALS	2,790	1,958	244,393
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	43	19	817.00	SF	5.20	5.20
2	0811	CONCRETE B	0 100	55	3	165.00	SF	5.20	5.20
3	0855	CONC PAVER	0 100	0	0	425.00	SF	7.00	7.00



106 CORMORANT CT, FERNANDINA BEACH	BLD DATE 11/20/2008 DJ	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1986	1986	3	49.5	2,103	
100	1986	1986	3	49.5	425	
100	2009	2009	3	90	2,678	

LAND DESCRIPTION										TOTAL OB/XF										5,206	
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	LA VAL				
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	260,000.00	260,000.00	260,000				
REVIEW DATE		08/21/2019		BY		DJA		Total Acres: 0.00		Total Land Value: 260,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		244,393	
TOTAL MARKET OB/XF VALUE		5,206	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		509,599	
SOH/AGL Deduction		230,930	
ASSESSED VALUE		278,669	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		228,669	
TOTAL JUST VALUE		509,599	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080848	H/AC	11,200	05/19/2008
20080831	REPAIR/RRF	2,000	05/15/2008
20080832	ADDITION	30,000	05/15/2008
20080452	ELEC OTHER	2,100	03/20/2008
20080402	OTHER	2,695	03/18/2008
20080346	REMODEL	25,000	03/06/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2045/1660	5/13/2016	WD	Q	I	01	362,000	
GRANTOR: BIRTLES REED							
GRANTEE: BENNETT J KIRK & EL							
1673/1834	4/12/2010	QC	U	I	11	100	
GRANTOR: BIRTLES MARY							
GRANTEE: BIRTLES REED							

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2008] W26 D6 L6 S11 BAS=[YR=2008] W8S2									
BAS=[YR=1993] W3 S46 FGR=[YR=2008] S24 E21 N10 E4 N8 W4 N6									
W1 FOP=[YR=1993] N11 W6 S6 W2 S5 E8\$ W20\$ E12 N5 E2 N6 E7									
D2 R2 E4 U2 R2 E3 N7 DCK=[YR=2008] E6 U5 R5 N11									
BAS=[YR=2008] N28 W13 S16 E2 S12 FOP=[YR=1993] W4 S11 E4									
N11\$ E11\$ W11 S16\$ N5 W4 N11 E4 N12 W17 FST=[YR=2008] N2 W4									
S2 E4\$ W12\$ E8 N2\$ E4 S2 E15 N16 E13 N3\$.									